



City of Shoreline

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MEMORANDUM

To: Shoreline City Council
From: Tim Stewart, Director Planning and Development Services
Date: February 25, 2005
Re: Comprehensive Plan Major Review and Update

This past Monday evening, Council completed its initial review of the 621 policies recommended by the Shoreline Planning Commission. The Council identified more than 200 policies for further discussion. The purpose of this Memorandum is to help organize these remaining policies into relational groups and to provide Council with a staff recommendation for each group. In addition, the Memorandum concludes with a brief discussion of next steps Council may wish to consider in the adoption process. A new Matrix is attached showing the policies for future discussion and a summary of the reason's Planning Commission had for proposing the amendments.

A. TREES. The proposed policy amendments related to trees, and trees in critical areas, are extremely contentious. Some groups and individuals have suggested the Planning Commission's proposed policies should be "strengthened" (Sno-King Environmental Council, Thornton Creek Legal Defense Fund and Public Interest Associates), while others have suggested the propose policies be "weakened" (Innis Arden Club, Inc.).

Staff recommends that the existing policies related to trees and trees in critical areas be retained without further amendment until these groups have had an opportunity to meet and work towards language that is agreeable to both sides. Staff further recommends that these proposed amendments be docketed for the 2005-2006 Annual Review.

Item #'s 121 (EN15), 132 (EN22), 131 (EN21), 133 (EN23), 134 (EN24), 141 (EN30), and 143 (EN 48)

B. SIGNS. The proposed policy amendments related to signs are also contentious. The Shoreline Merchants Association believes that the proposed policies should be amended to be more permissive while others believe that the policy recommendations should be strengthened.

Staff recommends that the existing policies related to signs be retained without further amendment. Staff also recommends that Council direct staff to initiate a comprehensive review of the City's Sign Policies and Development Code (following adoption of the Major Comprehensive Plan Update, the Master Plans, the Critical Areas Ordinance update and the 2004-2005 Annual Review of the Comprehensive Plan) with a broad based public participation element which would actively involve members of the business community.

Item #'s 562 (CD14), 563 (CD15), 564 (CD16), 564 (CD17) and 566 (CD18).

C. AMENDMENTS TO DEFINITIONS OR TO CLARIFY WORDS. Council members have raised a number of questions regarding the use and definition of various words and terminology in the draft policy proposed by the Planning Commission, including:

- **Critical vs. Sensitive.** The word “sensitive” is an obsolete term of art the City of Shoreline inherited from King County’s old “Sensitive Areas Ordinance” and has been superceded by the word “critical” by state law. The term “Critical Areas” is defined on page 238 of the draft plan. *Staff recommends that the word “critical” be used throughout and replace the word “sensitive” when used in the context of protecting critical areas.*
- **Alliances vs. Partnerships.** “Alliance” is defined as “a union to promote common interests” and “partner” is defined as “associate” or “colleague”. *Staff has no preference for which word is more appropriate but would defer to the recommendation of the Planning Commission and recommend that these words not be changed.*
- **Hydrology** is defined on page 241 of the draft Plan, and “refers to the properties, distribution, discharge, re-charge, and movement of surface and sub-surface water. *Staff recommends this word not be changed.*
- **Periodic Review** is not defined. *Staff recommends that a definition of “Periodic review means that a review shall be undertaken during the Major Comprehensive Plan update, the timing to be determined by State law, or at least once every ten years” be added to the Plan’s Glossary.*
- **Ensure-Assure-Insure** are frequently listed in dictionaries as synonyms, with very similar meanings. *Staff has no preference for which word is used but would defer to the Planning Commission’s recommendation of word usage.*
- **Distinction** is defined as “the distinguishing of a difference”. *Staff recommends this word not be changed.*
- **Revitalization** is “to give new life or vigor to”. *Staff recommends this word not be changed.*
- **Tribal Governments-Tribal Nations-First Nations-Native Americans-Tribes.** RCW 36.70A.035 (1) lists “tribes” as an affected and interested

party in the GMA. *Staff recommends that the term “tribes” or “tribal governments” be used throughout the document.*

- **Practicable** is defined as “capable or being put into practice, done or accomplished”. *Staff recommends that this word not be changed.*

Item #s 56 (LU48), 90 (EPF8), 109 (EN 6), 112 (EN), 157 (EN 61), 161 (EN66), 218 (H26), 404 (Goal 3), 406(PR19, 409 (PR22), 424 (PR34), 428 (PR38), 432 (PR42) and perhaps in many other places. (Upon Council direction, staff will conduct a “word search” and make appropriate changes throughout the documents.)

D. AMENDMENTS WHICH DO NOT SIGNIFICANTLY CHANGE PLANNING COMMISSION INTENT.

There are a number of proposed amendments to the recommended policies that staff believes do not significantly change the intent of the Planning Commission recommendations.

Staff recommends the following policies be amended, as noted, because they do not change the general intent of the Planning Commission’s recommendations:

Item #	Policy #	Note
003	LU2	delete “high”
046	LUVI	insert “impacts on surrounding areas”
090	EPF8	retain 1998 policy language
106	EN3	delete “within budget constraints” add “whenever feasible”
113	EN9	retain 1998 policy language
117	Enb	retain bullet list.
119	EN13	add “while encouraging native vegetation”.
137	EN27	retain existing policy
139	ENVI	substitute “feasible” for “practical” use “preserve, enhance, restore”
145	EN50	add “Regional systems should come first”.
148	EN53	add bullet: “allow wetland or habitat mitigation off-site only if there is a new benefit to the resource and if long term monitoring and maintenance is ensured.”
152	ENd	add “to the resource”
160	EN65	retain 1998 policy language
163	EN 67	retain 1998 policy language
164	ENV	retain 1998 policy language

173	EN42	add this policy into plan.
187	EN A	delete new goal.
191	H3	retain 1998 policy language
192	H4	change “encourage” to “support”.
204	H14	retain 1998 policy language
207	H17	delete policy
210	H20	delete “provide”; insert “Review and update”.
212	H III	retain 1998 policy language, delete “housing” insert “new development”
214	H22	retain 1998 policy language
226	H32	add “senior cottages”
238	T9	retain 1998 policy language
244	T1	retain 1998 policy T1; add amended T1
273	T27	retain 1998 policy language.
289	T40	retain 1998 policy language delete “make improvements to” change “resolve” to “reduce”
301	T48	retain 1998 policy language
433	PR43	change to “Respect and celebrate the diversity of cultures represented in our City through recreation programs.”
463	CFq-2	add word <u>of</u> to policy “Utilize financing options that best facilitate implementation of <u>the</u> CIP in a financially prudent manner, including the use of debt financing for large capital projects.”
489	U13	correct grammar in main policy statement “Encourage the use of ecologically sound site design in ways which to <u>that</u> enhance the provision of utility services through measures such as: ...”
570	CD23	add a reference to native vegetation “Encourage the Pacific Northwest environmental character through the retention of existing <u>native</u> vegetation and through the use of native plants in new landscaping. Encourage water conservation in landscape designs.””

E. AMENDMENTS TO CLARIFY THE PROCESS NEIGHBORHOOD PLANS AND MASTER PLANS, INCLUDING SINGLE FAMILY INSTITUTIONAL LAND USE DESIGNATIONS.

Public Interest Associates, and others, have raised a concern that LU 68 “could enable a major institution to have a major change of use without a Comprehensive Plan Amendment. This would violate the GMA, and is poor policy.” (CC 039 #98). While staff disagrees with this analysis, we propose amendments to LU 68, and LUa to address these concerns:

Staff Recommendation: Amend LU 68 as follows “The Single-family Institution land use designation applies to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless a Master Plan is adopted as an amendment to the Comprehensive Plan creating a special district.

Staff Recommendation: Amend LUa by adding a sentence at the end to read; “Neighborhood plans shall be adopted as an amendment to the City’s Comprehensive Plan before they become valid under GMA.”

Item # 75 (LU68). 9 (LUa)

F. AMENDMENTS WHICH WOULD CHANGE THE INTENT OF THE PLANNING COMMISSION RECOMMENDATION.

There are a number of proposed amendments to the policies of the Comprehensive Plan which would significantly change the intent of the policies which have been recommended by the Planning Commission. For some of these changes, staff has a preference; for others staff does not have a preference. In instances when staff has no strong preference, such as these outlined below, we support the recommendation of the Planning Commission. The Planning Commission was created by the City Council “to provide guidance and direction for Shoreline’s future growth through continued review and improvement to the City’s comprehensive land use plan...” (SMC 2.20.010). Absent other factors, staff supports the recommendation of the Planning Commission.

Staff recommends the following policies be adopted as recommended by the Planning Commission:

Item #	Policy #	Item #	Policy #
6	(LU5)	427	(PR37)
29	(LU25)	430	(PR40)
34	(LU30)	432	(PR42)
36	(LU32)	443	(CF6)
37	(LU33)	473	(CF23)
39	(Goal LV IV)	475	(CF25)
49	(LU43)	477	(CF27)

52	(LU VIII)	479	(CF29)
123	(EN17)	484	(CFj)
130	(EN)	486	(CFk)
150-151	(various EN)	492	(ED1)
153-159	(various EN)	496	(EDa)
166	(EN35)	497	(EDe)
178	(EN58)	498	(EDf)
180	(ENe)	506	(ED9)
182	(ENIV)	511	(EDI)
183	(EN31)	522	(ED22)
193	(H5)	523	(ED23)
195	(H7)	527	(Edi)
205	(H15)	531	(ED30)
208	(H18)	532	(ED31)
209	(H19)	545	(ED40)
250	(T5)	547	(ED42)
254	(T11)	550	(CD2)
255	(T13)	551	(CD2)
272	(Ts)	554	(CD6)
285	(T36)	558	(CD10)
292	(T42)	559	(CD11)
321	(T61)	576	(CD28)
344	(T79)	579	(CD28)
345	(UI)	582	(CD32)
346	(U2)	583	(CD35)
357	(U11)	586	(CD38)
372	(U26)	587	(CD39)
375	(U28)	589	(CD41)
382	(Goal 1)	590	(CD53)
383	(PR1)	591	(CD42)
384	(PR2)	596	(CD47)
386	(PR4)	604	(CD54)
390	(PR7)	605	(CD55)
392	(PR9)	607	(CD57)
393	(PRa)	608	(CD58)
394	(PR10)	611	(CD61)
399	(PR14)	613	(CD62)
401	(PRb)	619	(CD68)
424	(PR34)		

G. AMENDMENTS TO IMPROVE THE ORGANIZATIONAL STRUCTURE OF THE CODE

One of the objectives of the update of the Comprehensive Plan is to improve the plan's organizational structure. A careful review of the 1998 Plan will reveal a significant amount of overlap, redundancy and duplication. The following policies are the result of the Planning Commission effort to "clean up" the plan. If the Council does wish to alter these changes to the organizational structure, care should be taken to understand the context of each amendment.

Staff recommends that these policies be adopted as recommended by the Planning Commission:

Item #s	Policy #	Item #s	Policy #
007	(LU6)	333	(T69)
010	(LU8)	334	(T70)
026	(LUIII)	335	(T71)
027	(LU23)	336	(T72)
038	(LU34)	337	(T73)
084	(EPF2)	359	(U13)
088	(EPF6)	361	(U14)
091	(EPF9)	366	(U20)
092	(EPF10)	367	(U21)
101	(EPF19)	368	(U22)
120	(EN14)	369	(U23)
127	(EN68)	373	(Uc, etc)
196	(H8)	374	(U27)
211	(LU27)	381	(U34, 35)
252	(T2)	450-461	(CF4 to CF16)
263	(T21)	466-470	(CF17 to CF21)
264	(T22)	480-483	(CF30 to CF34)
277	(T30)	485	(CF)
315	(T55)	487	(CFI)
332	(Tx)	514	(ED15)

H. AMENDMENTS TO CLARIFY AND SUPPORT THE LAND USE PLAN. Although the Land Use Plan is not proposed for amendment, the narrative descriptions of the various land use classifications are proposed to be reorganized and slightly modified. One of the weaknesses of our current plan is that it is not very well organized. It is duplicative and disjointed. The Planning Commission carefully considered the balance and structure of the land use elements as proposed in these amendments. These policies should be considered as an integrated unit with the Land Use Plan. Care should be taken if the Council wishes to amend these Planning Commission recommendations.

Staff strongly recommends that these policies not be amended without careful review. CHANGES TO THESE POLICIES COULD RESULT IN FAILURE TO MEET THE CITY'S GROWTH TARGETS AND COULD CAUSE ADDITIONAL SEPA ANALYSIS.

Item #s	Policy #
28	(LU24)
30	(LU26)
32	(LU28)
35	(LU31)
40	(LU35)
42	(LU38)
43	(LU38.1)

I. AMENDMENTS TO INTEGRATE THE CORE ELEMENTS OF THE MASTER PLANS INTO THE COMPREHENSIVE PLANS. The Comprehensive Plan has been carefully crafted to integrate policy amendments that have grown from the Master Plan process. The following policies are in this classification. The Planning Commission carefully considered this integration in fulfilling their purpose to improve the City's Comprehensive Plan.

Staff strongly recommends that these policies not be amended without careful review of the Master Plans and the Capital Facilities element. CHANGES TO THESE POLICIES COULD RESULT IN FAILURE OF THE CITY TO MEET ITS CONCURRANCY OBLIGATION UNDER GMA AND COULD CAUSE ADDITIONAL SEPA ANALYSIS.

Item #s	Policy #
181	(Enf)
239	(Tr)
241	(Ts)
243	(T1)
247	(T3)
294	(Ti)

J. LU 7 ALTERNATIVES. Concern has been raised that this Major Review and Update of the Comprehensive Plan should comply with the specific criteria of LU 7. Staff has expressed the opinion that LU7 clearly applies only to the amendment process we undertake each year, known as the Annual Review. We base our opinion on the face language of the policy TO ENSURE THAT THE SHORELINE CITY COUNCIL CAN AMEND THE COMPREHENSIVE PLAN **ONCE A YEAR....**” The Major update now underway should not be confused with the Annual Review when we docket proposals from the community once each year.

Council does have a number of alternatives available if it chooses to address this question, including:

- Accept staff’s opinion that LU7 applies only to the Annual Review and not the Major Review,
- Request additional analysis and reports to buttress the record,
- Amend LU7 to further clarify that this policy applies only to the Annual Review.
- Amend LU7 to clarify that this policy applies to any and all reviews of the Plan,
- Delete LU7 from the plan.
- Do Nothing.

Staff recommends that Council do nothing.

NEXT STEPS There are still a number of actions in front of Council after it concludes its deliberations on the Planning Commission’s policy recommendations. These include review of the Capital Facilities Element of the Plan. The Master Plans for Transportation, Stormwater and Parks, will need to be considered and finally, an adopting Ordinance or Resolution must also be approved.



KEY TO MATRIX

February 25, 2005

"A" Those policies related to trees and trees in critical areas that staff is recommending be withdrawn (leaving the current policies unchanged) and differed and docketed for the 2005-2006 Annual Review.

"B" Those policies related to signs that staff is recommending be withdrawn (leaving the current policies unchanged) until a broad based public participation project, including involvement with members of the business community can be undertaken after adoption of the Comprehensive Plan Major Review, the Master Plans, the Critical Areas Ordinance and the 2004-2005 Annual review.

"C" Those policies with definitional or word issues including "ensure" "tribes" and "practicable". Staff has provided case by case recommendations in the memo dated 2-25-05.

"D" Those amendments which do not significantly change Planning Commission's intent. Changes are recommended by staff for adoption as described in the memo dated 2-25-05.

"E" Two amendments proposed to clarify the legislative intent for adopting neighborhood plans, master plans and changes to single family institutional land use designations.

"F" Amendments which would change the intent of the Planning Commission recommendations. Because the Planning Commission has been established by the City Council "...to provide guidance and direction for Shoreline's future growth through continued review and improvement to the City's comprehensive land use plan..." (SMC2.20.010) staff support the Commission role and recommends that Council adopt these policies.

"G" These are amendments to the organizational structure of the Plan and staff recommends Council approve the Planning Commission's recommendations without change.

"H" These are amendments to clarify and support the Land Use Plan. Staff strongly recommends adopting the Commission recommendations.

"I" These are amendments to integrate the Master Plans. Staff strongly recommends adopting the Commission's recommendations.

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
3 D	<p>LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods with an appropriate variety of housing, shopping, employment and services such as lawyers, doctors, and accountants.</p>	<p>Suggest changing to a Goal since it states what the residents of the community value and desire for the future. Whereas a policy states what types of action should be taken in order to reach the goals of the community. Also update for clarity as shown –</p> <p>Goal LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a with an appropriate variety of housing, shopping, employment and services, such as lawyers, doctors, and accountants.</p>		<p>Goal LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods <u>that provide a</u> with an appropriate variety of housing, shopping, employment and services, such as lawyers, doctors, and accountants.</p>
6 F	<p>LU5: Provide land use incentives for uses that enhance the City's vitality through a variety of regulatory and financial strategies that may include:</p> <ul style="list-style-type: none"> ▪ priority permit review ▪ changed operating procedures ▪ road system reclassification ▪ property valuation based on current use ▪ reduced impact fees ▪ tax abatement ▪ methods similar to tax increment financing ▪ provision of infrastructure through a private-public partnership ▪ transfer of development rights ▪ master plans for large sites with clustering of development to preserve open space for such areas as the Cedarbrook School Site, The Highlands undeveloped parcel, DNR land adjacent to Fircrest. ▪ Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone. 	<p>Suggest deleting vague language and specific examples-</p> <p>LU5: Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies including, but not limited to:</p> <ul style="list-style-type: none"> ▪ priority permit review ▪ road system reclassification ▪ property valuation based on current use ▪ reduced impact fees ▪ tax abatement ▪ methods similar to tax increment financing ▪ provision of infrastructure through a private-public partnership ▪ transfer of development rights ▪ master plans for large sites with clustering of development to preserve open space. ▪ Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone. 		<p>LU5: Provide land use incentives for <u>land</u> uses that enhance the City's vitality through a variety of regulatory and financial strategies, that may include including, but not limited to:</p> <ul style="list-style-type: none"> ▪ priority permit review ▪ changed operating procedures ▪ road system reclassification ▪ property valuation based on current use ▪ reduced impact fees ▪ tax abatement ▪ methods similar to tax increment financing ▪ provision of infrastructure through a private-public partnership ▪ transfer of development rights ▪ master plans for large sites with clustering of development to preserve open space, for such areas as the Cedarbrook School Site, The Highlands undeveloped parcel, DNR land adjacent to Fircrest. ▪ Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone.

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
7 G	<p>LU6: Subject to the Capital Facilities Plan Element and the concurrency regulations described therein, land use designations and zoning may be revised to match the availability of services, funding capabilities, and facilities.</p>	<p>Not a necessary policy in the Land Use element – Suggest deleting. The GMA requires that Capital Facilities Elements have “a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities element and financing plan within the capital facilities plan are coordinated and consistent” 36.70A.070(3). The City’s Capital Facilities element has this requirement.</p> <p>LU6: Subject to the Capital Facilities Plan Element and the concurrency regulations described therein, land use designations and zoning may be revised to match the availability of services, funding capabilities, and facilities.</p>		<p>LU6: Subject to the Capital Facilities Plan Element and the concurrency regulations described therein, land use designations and zoning may be revised to match the availability of services, funding capabilities, and facilities.</p>
9 E	NEW POLICY	<p>LUa: <u>Develop neighborhood plans to carry out and refine the vision of the Comprehensive Plan at the neighborhood level.</u></p>		<p>LUa: <u>Encourage the development of neighborhood plans to carry out and refine the vision of the Comprehensive Plan at the neighborhood level.</u></p>
10 G	<p>LU8: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.</p>	<p>Suggest Deleting. The GMA requires that development regulations be consistent with the Comprehensive Plan (RCW 36.70a.040). Consequently it’s not necessary for the City to include this as a policy statement.</p> <p>LU8: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.</p>		<p>LU8: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.</p>
15 C	<p>LU12: Support annexations where the areas and the City share impacts and interests (i.e., transportation systems, watershed areas, surface water drainage, water quality and shoreline protection, and environmentally sensitive areas).</p>	<p>Suggest consolidating LU 9, 10 and 12 (see above)</p>	<p>Suggest keeping policies separate –</p> <p>LU12: Support annexations where the areas and the City share impacts and interests (i.e., transportation systems, watershed areas, surface water drainage, water quality and shoreline protection, and environmentally sensitive areas).</p>	<p>LU12: Support annexations where the areas and the City share impacts and interests (i.e., transportation systems, watershed areas, surface water drainage, water quality and shoreline protection, and environmentally sensitive areas).</p>

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
26 G	<p>Goal LU III: To have adequate residential land and encourage a variety of quality residential buildings and infrastructure suitable for the needs of Shoreline's present and future residents.</p>	<p>Suggest clarifying vague language as shown –</p> <p>Goal LU III: To have adequate residential land and encourage a variety of quality residential buildings and infrastructure suitable for the needs of Shoreline's present and future residents. <u>To have adequate residential land and encourage a variety of quality residential buildings housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.</u></p>		<p>Goal LU III: To have adequate residential land and encourage a variety of quality residential buildings and infrastructure suitable for the needs of Shoreline's present and future residents. <u>Encourage a variety of quality residential buildings housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.</u></p>
27 G	<p>LU23: Ensure that land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens.</p>	<p>This policy contains outdated growth projections. Projected housing growth targets for the City will change with time and in coordination with King County, suggest deleting specific numbers. Suggest updating as shown –</p> <p>LU23: Ensure that land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens.</p>		<p>LU23: Ensure that land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens. <u>Ensure that land is designated to accommodate a variety of types and styles of residences housing units adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens.</u></p>
28 H	<p>LU24: The Low Density Residential designation should be applied to areas currently developed with predominantly single-family detached dwellings. Other dwelling types, such as duplexes, single-family attached, and accessory dwellings, will be allowed under certain circumstances. The permitted base density for this designation will not exceed 6 dwellings units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning for this area would be R-4 or R-6 Residential.</p>	<p>Suggest updating as shown for consistency with the City's Zoning Code and general clarity</p> <p>LU24: The Low Density Residential land use designation is intended for areas should be applied to areas currently developed with predominantly single-family detached dwellings. Single family dwelling units will be allowed and Other dwelling types, such as duplexes, single-family attached, cottage housing and accessory dwellings, will be allowed under certain circumstances.</p> <p>The permitted base density for this designation will not exceed 6 dwellings units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning for this area <u>designation would be is R-4 or R-6 Residential.</u></p>		<p>LU24: The Low Density Residential land use designation is intended for areas should be applied to areas currently developed with predominantly single-family detached dwellings. Single family dwelling units will be allowed and Other dwelling types, such as duplexes, single-family attached, cottage housing and accessory dwellings, will be allowed under certain circumstances.</p> <p><u>Appropriate zoning for this designation is R-4 or R-6 Residential, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.</u></p> <p>The permitted base density for this designation will not exceed 6 dwellings units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning for this area designation would be is R-4 or R-6 Residential.</p>

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
29 F	<p>LU25: Establish infill standards for single-family houses that promote quality development and reflect the character of the existing neighborhood. These standards should address at a minimum:</p> <ul style="list-style-type: none"> ▪ design and siting in accordance with natural environment ▪ building height ▪ bulk and scale ▪ type and number of accessory buildings ▪ pervious and impervious surface coverage ▪ lot coverage by buildings ▪ setbacks for front, back and side yards ▪ storm water runoff ▪ provision of public sewers and water ▪ limits on outside storage of more than one inoperative vehicle ▪ landscaping ▪ privacy and defensible space ▪ attractive street frontage ▪ screening of on site storage of recreational vehicles and boat ▪ landscaping ▪ compatibility with neighborhood character 	<p>Standards for infill development have been adopted by the City. Suggest updating policy as shown below –</p> <p>LU25: Establish Periodically review infill standards for single-family houses adopted by the City that promote quality development and reflect the character of the existing neighborhood. These standards should address at a minimum:</p> <ul style="list-style-type: none"> ▪ design and siting in accordance with natural environment ▪ building height ▪ bulk and scale ▪ type and number of accessory buildings ▪ pervious and impervious surface coverage ▪ lot coverage by buildings ▪ setbacks for front, back and side yards ▪ storm water runoff ▪ provision of public sewers and water ▪ limits on outside storage of more than one inoperative vehicle ▪ landscaping ▪ privacy and defensible space ▪ attractive street frontage ▪ screening of on site storage of recreational vehicles and boat ▪ landscaping ▪ compatibility with neighborhood character 		<p>LU25: Establish Periodically review infill standards for single-family houses adopted by the City that promote quality development and reflect the character of the existing neighborhood. These standards should address at a minimum:</p> <ul style="list-style-type: none"> ▪ design and siting in accordance with natural environment ▪ building height ▪ bulk and scale ▪ type and number of accessory buildings ▪ pervious and impervious surface coverage ▪ lot coverage by buildings ▪ setbacks for front, back and side yards ▪ storm water runoff ▪ provision of public sewers and water ▪ limits on outside storage of more than one inoperative vehicle ▪ landscaping ▪ privacy and defensible space ▪ attractive street frontage ▪ screening of on site storage of recreational vehicles and boat ▪ landscaping ▪ compatibility with neighborhood character
30 H	<p>LU26: Allow detached or attached accessory dwelling units associated with single family detached houses with the following considerations:</p> <ul style="list-style-type: none"> ▪ one accessory dwelling unit per lot ▪ the applicant constructs satisfactory stormwater mitigation as defined in the Municipal Code ▪ owner must occupy one of the units ▪ cannot be larger than 50% of the living area of the main unit ▪ one additional off-street parking space must be provided 	<p>Redundant with Housing Element Policy H-3, suggest deleting</p> <p>LU26: Allow detached or attached accessory dwelling units associated with single family detached houses with the following considerations:</p> <ul style="list-style-type: none"> ▪one accessory dwelling unit per lot ▪the applicant constructs satisfactory stormwater mitigation as defined in the Municipal Code ▪owner must occupy one of the units ▪cannot be larger than 50% of the living area of the main unit ▪one additional off-street parking space must be provided 		<p>LU26: Allow detached or attached accessory dwelling units associated with single family detached houses with the following considerations:</p> <ul style="list-style-type: none"> ▪one accessory dwelling unit per lot ▪the applicant constructs satisfactory stormwater mitigation as defined in the Municipal Code ▪owner must occupy one of the units ▪cannot be larger than 50% of the living area of the main unit ▪one additional off-street parking space must be provided

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
31	<p>LU27: Allow cottage housing in residential areas of 6 dwelling units per acre and up, if the development goes through design review and adheres to the following characteristics:</p> <ul style="list-style-type: none"> common open space reduced parking areas detached homes common amenities (e.g. garden plots, play areas, storage buildings, orchard) 	<p>Moved this policy to the Housing Element of the Plan.</p>		
32 H	<p>LU28: The Medium Density Residential designation should be applied to areas with medium density residential dwelling uses; to areas with single-family detached dwelling units that might redevelop at slightly higher densities; and to areas currently zoned for medium density residential. Single-family homes would be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing. Apartments would be allowed under certain conditions. The permitted base density for this designation will not exceed 12 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations for this area would be R-8 or R-12 Residential.</p>	<p>Suggest updating as shown for consistency with the City's Zoning Code and general clarity</p> <p>LU28: The Medium Density Residential <u>land use</u> designation should be applied to <u>is intended for</u> areas <u>currently developed</u> with medium density residential dwelling uses; to areas with single-family detached dwelling units that might redevelop at slightly higher densities; and to areas currently zoned for medium density residential. Single-family homes <u>dwelling units</u>, would be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing. <u>would will be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing</u>. Apartments would will be allowed under certain conditions.</p> <p>The permitted base density for this designation will not exceed 12 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations <u>for this area designation would be</u> is R-8 or R-12 Residential.</p>		<p>LU28: The Medium Density Residential <u>land use</u> designation should be applied to <u>is intended for</u> areas <u>currently developed</u> with medium density residential dwelling uses; to areas with single-family detached dwelling units that might redevelop at slightly higher densities; and to areas currently zoned for medium density residential. Single-family homes <u>dwelling units</u>, would be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing. <u>would will be permitted, as would duplexes, triplexes, zero lot line houses, townhouses and cottage housing</u>. Apartments would will be allowed under certain conditions.</p> <p>The permitted base density for this designation will not exceed 12 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations <u>for this area designation would be</u> is R-8 or R-12 Residential.</p>
34 F	<p>LU30: Encourage the integration of open spaces into residential neighborhoods, including identification and protection of existing stands of trees and vegetation which serve as a greenbelt buffer, and small pocket parks when adopted and maintained to City park standards by private organizations.</p>	<p>Recommend the following edit for clarity -</p> <p>LU30: Encourage the Integration of open spaces into residential neighborhoods, including <u>small pocket parks</u> identification and protection of existing stands of trees and vegetation which serve as a greenbelt buffer, and small pocket parks when adopted and maintained to City park standards by private organizations.</p>		<p>LU30: Encourage the integration of <u>public</u> open spaces into residential neighborhoods (including small pocket parks) <u>identification</u> and protection of existing stands of trees and vegetation which serve as a greenbelt <u>buffer</u>, and small pocket parks when adopted and maintained to City park standards by private organizations.</p>

Land Use Policies Requiring Additional City Council Deliberation

<i>Item #</i>	<i>Existing Goal/Policy</i>	<i>PC Workgroup Comments</i>	<i>Staff/Consultant Comments</i>	<i>Planning Commission Recommendation</i>
35 H	<p>LU31: The High Density Residential designation should be applied to areas near employment and commercial areas; where high levels of transit service are present or likely; and to areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types would be permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations for this area would be R-12, R-18, R-24 or R-48 Residential.</p>	<p>Suggest updates to language for clarity –</p> <p>LU31: The High Density Residential designation should be applied to <u>is intended for</u> areas near employment and commercial areas; where high levels of transit service are present or likely; and to areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types would be <u>are</u> permitted.</p> <p>The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations <u>designations</u> for this designation area would be <u>is</u> R-12, R-18, R-24 or R-48 Residential.</p>		<p>LU31: The High Density Residential designation should be applied to <u>is intended for</u> areas near employment and commercial areas; where high levels of transit service are present or likely; and to areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types would be <u>are</u> permitted.</p> <p>The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning designations <u>designations</u> for this designation area would be <u>is</u> R-12, R-18, R-24 or R-48 Residential.</p>

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
36 F	<p>LU32: Ensure that new multiple family residential development and redevelopment also:</p> <ul style="list-style-type: none"> ▪ preserves and/or enhances existing vegetation, including trees; ▪ includes architectural/design features, such as building modulation, porches, balconies, window treatment, to enhance the existing community character and improve street frontage; ▪ addresses siting that protects the natural environment (e.g. habitat areas, site terrain, wetlands); ▪ respects adjacent development by providing setbacks, height reductions and/or buffers for lesser densities; ▪ provides an attractive street frontage; ▪ clusters on site to provide the maximum open space, including recreation and/or play areas and other amenities available to residents; ▪ provides for privacy between units; ▪ provides for ground orientation and/or usage for all units; ▪ provides for on-site, screened parking for vehicles which is not located in front yard setback areas; ▪ screens any onsite storage for recreational vehicles; ▪ does not allow for outside storage of more than one inoperative vehicle; ▪ provides pedestrian connections within project and to adjacent uses such as bike lanes and walking trails; and ▪ has screened use for loading and unloading. 	<p>Design standards for multifamily housing development are currently adopted in the City's Zoning Code. The following update is recommended –</p> <p>LU32: Ensure that <u>Periodically review</u> new multiple family residential development and redevelopment <u>standards adopted by the City to ensure that the standards</u> also:</p> <ul style="list-style-type: none"> ▪ preserves and/or enhances existing vegetation, including trees; ▪ includes architectural/design features, such as building modulation, porches, balconies, window treatment, to enhance the existing community character and improve street frontage; ▪ addresses siting that protects the natural environment (e.g. habitat areas, site terrain, wetlands); ▪ respects adjacent development by providing setbacks, height reductions and/or buffers for lesser densities; ▪ provides an attractive street frontage; ▪ clusters on site to provide the maximum open space, including recreation and/or play areas and other amenities available to residents; ▪ provides for privacy between units; ▪ provides for ground orientation and/or usage for all units; ▪ provides for on-site, screened parking for vehicles which is not located in front yard setback areas; ▪ screens any onsite storage for recreational vehicles; ▪ does not allow for outside storage of more than one inoperative vehicle; ▪ provides pedestrian connections within project and to adjacent uses such as bike lanes and walking trails; and ▪ <u>has screened use for loading and unloading areas.</u> 		<p>LU32: Ensure that <u>Periodically review</u> new multiple family residential development and redevelopment <u>standards adopted by the City to ensure that the standards</u> also:</p> <ul style="list-style-type: none"> ▪ preserves and/or enhances existing vegetation, including trees; ▪ includes architectural/design features, such as building modulation, porches, balconies, window treatment, to enhance the existing community character and improve street frontage; ▪ addresses siting that protects the natural environment (e.g. habitat areas, site terrain, wetlands); ▪ respects adjacent development by providing setbacks, height reductions and/or buffers for lesser densities; ▪ provides an attractive street frontage; ▪ clusters on site to provide the maximum open space, including recreation and/or play areas and other amenities available to residents; ▪ provides for privacy between units; ▪ provides for ground orientation and/or usage for all units; ▪ provides for on-site, screened parking for vehicles which is not located in front yard setback areas; ▪ screens any onsite storage for recreational vehicles; ▪ does not allow for outside storage of more than one inoperative vehicle; ▪ provides pedestrian connections within project and to adjacent uses such as bike lanes and walking trails; and ▪ <u>has screened use for loading and unloading areas.</u>

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
37 F	<p>LU33: Clustering should be allowed in all residential plan designations and zoning districts through the subdivision process or through a planned unit development process to preserve open space and reduce surface water run-off. Specific limitations or incentives for clustering will be established in the zoning code to assure that clustered development will be compatible with the surrounding land uses.</p>	<p>Suggest updating LU 33 with a more general and appropriate policy statement.</p> <p>LU33: Allow Clustering of residential units should be allowed in all residential plan designations and zoning districts through the subdivision process or through a planned unit development process to preserve open space and reduce surface water run-off. Specific limitations or incentives for clustering will be established in the zoning code to assure that clustered development will be compatible with the surrounding land uses.</p>		<p>LU33: Allow Clustering of residential units should be allowed in all residential plan designations and zoning districts through the subdivision process or through a planned unit development process to preserve open space and reduce surface water run-off. Specific limitations or incentives for clustering will be established in the zoning code to assure that clustered development will be compatible with the surrounding land uses.</p>
38 G	<p>LU34: Clustering should have densities consistent with the underlying zone unless substantial public benefits can be achieved, such as:</p> <ul style="list-style-type: none"> ▪ 15% of the units are affordable ▪ additional stormwater mitigation is provided to meet problems both on and off site ▪ 20% more open space over required amounts is provided. <p>Clustered densities should not exceed the underlying zone densities by over 25%.</p>	<p>Suggest deleting. It's not considered good practice to include specific development standards in the text of a goal or policy. Specific incentives for clustering, like those listed in LU34, -should be established in the zoning code.</p> <p>LU34: Clustering should have densities consistent with the underlying zone unless substantial public benefits can be achieved, such as:</p> <ul style="list-style-type: none"> ▪15% of the units are affordable ▪additional stormwater mitigation is provided to meet problems both on and off site ▪20% more open space over required amounts is provided. ▪Clustered densities should not exceed the underlying zone densities by over 25%. 		<p>LU34: Clustering should have densities consistent with the underlying zone unless substantial public benefits can be achieved, such as:</p> <ul style="list-style-type: none"> ▪15% of the units are affordable ▪additional stormwater mitigation is provided to meet problems both on and off site ▪20% more open space over required amounts is provided. ▪Clustered densities should not exceed the underlying zone densities by over 25%.
39 F	<p>Goal LU IV: To assure that a mix of uses, such as service, office, retail, and residential, are allowed either in low intensity buildings placed side by side or within the same building in designated areas, on arterials, or within close walking distance of transit, serving a neighborhood commercial and residential function.</p>	<p>Recommend updating for clarity as follows -</p> <p>Goal LU IV: To assure Ensure that mixed use development a mix of uses, such as service, office, retail, and residential, are allowed either in low intensity buildings placed side by side or is encouraged within the same building in designated areas, on arterials, or within close walking distance of transit, serving a neighborhood commercial and residential function.</p>		<p>Goal LU IV: To assure Ensure that mixed use development a mix of uses, such as service, office, retail, and residential, are allowed either in low intensity buildings placed side by side or is encouraged within the same building in designated areas, on arterials, or within close walking distance of transit, serving a neighborhood commercial and residential function.</p>

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
40 H	<p>LU35: The Mixed Use designation should be applied to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. Appropriate zoning designations for the area might include, Neighborhood Business, Community Business, Regional Business, Industrial, Office, R-8, R-12, R-18, R-24 and/or R-48.</p>	<p>Suggest update to language for clarity and consistency with zoning regulations –</p> <p>LU35: The Mixed Use designation should be applied <u>applies</u> to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.</p> <p>Appropriate zoning designations for the area might include Neighborhood Business, Community Business, Regional Business, Industrial, Office, R-8, R-12, R-18, R-24 and/or R-48.</p>		<p>LU35: The Mixed Use designation should be applied <u>applies</u> to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.</p> <p>Appropriate zoning designations for the area might include Neighborhood Business, Community Business, Regional Business, Industrial, Office, R-8, R-12, R-18, R-24 and/or R-48.</p>
42 H	<p>LU38: The Community Business designation should be applied to areas within the Aurora Corridor Overlay District, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, and/or R-48.</p>	<p>Suggest updates to language for clarity and consistency with zoning regulations –</p> <p>LU38: The Community Business designation should be applied <u>applies</u> to areas within the Aurora Corridor Overlay District, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances.</p> <p>Appropriate zoning designations for this area might include, Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24 and/or R-48.</p>		<p>LU38: The Community Business designation should be applied <u>applies</u> to areas within the Aurora Corridor Overlay District, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances.</p> <p>Appropriate zoning designations for this area might include, Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24 and/or R-48.</p>

Land Use Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
43 H	<p>LU38.1: The Regional Business designation should be applied to an area within the Aurora Corridor Overlay District north of N 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area might include, Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 and R-48</p>	<p>Suggest updates to language for clarity and consistency with zoning regulations –</p> <p>LU38.1: The Regional Business designation should be applied to an area within the Aurora Corridor Overlay District north of N 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area might include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 and R-48.</p>		<p>LU38.1: The Regional Business designation should be applied to an area within the Aurora Corridor Overlay District north of N 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area might include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 and R-48.</p>
46 D	<p>Goal LU VI: To ensure that industrial uses are and will be appropriately sited and mitigated, and provide employment opportunities available to Shoreline residents.</p>	<p>For clarity, suggest updating -</p> <p>Goal LU VI: To ensure that industrial uses are, and will be, appropriately sited and mitigated, and <u>that they will</u> provide employment opportunities available <u>to</u> Shoreline residents.</p>		<p>Goal LU VI: To ensure that industrial uses are, and will be, appropriately sited and mitigated, and <u>that they will</u> provide employment opportunities available <u>to</u> Shoreline residents.</p>
49 F	<p>LU43: Support a development review process for additions or enlargements to existing industrial uses that:</p> <ul style="list-style-type: none"> ▪ includes a public review process ▪ protects environmental quality ▪ mitigates potential impacts on utility and capital facilities ▪ provides for an efficient and timely review process 	<p>Suggest deleting. Shoreline does not have current industrial sites appropriate for expansion</p> <p>LU43: Support a development review process for additions or enlargements to existing industrial uses that:</p> <ul style="list-style-type: none"> ▪ includes a public review process ▪ protects environmental quality ▪ mitigates potential impacts on utility and capital facilities ▪ provides for an efficient and timely review process 		<p>LU43: Support a development review process for additions or enlargements to existing industrial uses that:</p> <ul style="list-style-type: none"> ▪ includes a public review process ▪ protects environmental quality ▪ mitigates potential impacts on utility and capital facilities provides for an efficient and timely review process

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
52 F	<p>Goal LU VIII: To redirect the changes in the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:</p> <ul style="list-style-type: none"> ▪ Balancing vehicular, transit, and pedestrian needs ▪ Creating a “sense of place” and improving image ▪ Protecting neighborhoods ▪ Encouraging thriving businesses ▪ Using a strategy based on sound market principles 	<p>Language update suggested for clarity –</p> <p>Goal LU VIII: To redirect the cChanges in the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:</p> <ul style="list-style-type: none"> ▪ Balancing vehicular, transit, and pedestrian needs ▪ Creating a “sense of place” and improving image <u>for each center</u> ▪ Protecting neighborhoods ▪ Encouraging thriving businesses ▪ Using a strategy based on sound market principles 		<p>Goal LU VIII: To redirect the cChanges in the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:</p> <ul style="list-style-type: none"> ▪ Balancing vehicular, transit, and pedestrian needs ▪ Creating a “sense of place” and improving image <u>for each center</u> ▪ Protecting neighborhoods ▪ Encouraging thriving businesses ▪ Using a strategy based on sound market principles
56 C	<p>LU48: Ensure that street design and urban design in general is distinctive in the center part of the Corridor, from 175th through 185th.</p>	<p>Language update suggested for clarity –</p> <p>LU48: Ensure that street design and urban design in general is distinctive in the center part of the Corridor, from 175th through 185th.</p>		<p>LU48: Ensure that street design and urban design in general is distinctive in the center part of the Corridor, from 175th through 185th.</p>
75 E	<p>LU68: The Single-family Institution should be applied to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless adjusted by a formal amendment to this Plan.</p>	<p>Language update suggested for clarity –</p> <p>LU68: The Single-family Institution <u>land use designation should be applied</u> applies to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless <u>adjusted by a formal amendment to this Plan.</u> a <u>master plan is adopted creating a special district.</u></p>		<p>LU68: The Single-family Institution <u>land use designation should be applied</u> applies to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless <u>adjusted by a formal amendment to this Plan.</u> a <u>master plan is adopted creating a special district.</u></p>

Essential Public Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
84 G	<p>EPF2: An official list of Essential Public Facilities shall be developed and adopted by the City Council as part of the implementation of the Comprehensive Plan.</p>	<p>Since an official list of Essential Public Facilities has not been developed by the City to date, suggest deleting this policy and adding the GMA definition of Essential Public Facilities to the Comprehensive Plan Glossary.</p> <p><i>“Those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.” (RCW36.70A.200)</i></p> <p>EPF2: An official list of Essential Public Facilities shall be developed and adopted by the City Council as part of the implementation of the Comprehensive Plan.</p>		<p>EPF2:- An official list of Essential Public Facilities shall be developed and adopted by the City Council as part of the implementation of the Comprehensive Plan.</p>
88 G	<p>EPF6: Ensure that the design of these facilities will mitigate impacts to the project site and community through:</p> <ul style="list-style-type: none"> ▪ Siting of facilities in a location that will have the least impacts on the surrounding community. ▪ Design of facilities to be visually attractive and harmonious with existing facilities and with surrounding developments. Structures, landscaping, signage and other improvements should comply with the goals outlined in the Community Design Element of the Comprehensive Plan. ▪ Use of aesthetically compatible buffers (e.g. fences, landscaping and similar means) to separate the Essential Public Facilities from surrounding uses. ▪ Improvements to limit impacts to environmental health (e.g. noise quality; air quality; use, storage and destruction of hazardous materials, storm water runoff management). ▪ Infrastructure improvements (e.g., transportation, capital facilities and utilities) to support the underlying facility. Improvements may include, but need not be limited to streets, 	<p>Update language for clarity –</p> <p>EPF6: Ensure that the design of these facilities will mitigate impacts to the project site and <u>to the affected</u> community through:</p> <ul style="list-style-type: none"> ▪ Siting of facilities in a location that will have the least impacts on the surrounding community. ▪ Design of facilities to be visually attractive and harmonious with existing facilities and with surrounding developments. Structures, landscaping, signage and other improvements should comply with the goals outlined in the Community Design Element of the Comprehensive Plan. ▪ Use of aesthetically compatible buffers (e.g. fences, landscaping and similar means) to separate the Essential Public Facilities es from surrounding uses. ▪ Improvements to limit impacts to environmental health (e.g. noise quality; air quality; use, storage and destruction of hazardous materials, storm water runoff management). ▪ Infrastructure improvements (e.g., transportation, capital facilities and utilities) to support the underlying facility. Improvements may include, but need not be limited to streets, sidewalks, streetlights, transit shelters, parking and 		<p>EPF6: Ensure that the design of these facilities will mitigate impacts to the project site and <u>to the affected</u> community through:</p> <ul style="list-style-type: none"> ▪ Siting of facilities in a location that will have the least impacts on the surrounding community. ▪ Design of facilities to be visually attractive and harmonious with existing facilities and with surrounding developments. Structures, landscaping, signage and other improvements should comply with the goals outlined in the Community Design Element of the Comprehensive Plan. ▪ Use of aesthetically compatible buffers (e.g. fences, landscaping and similar means) to separate the Essential Public Facilities es from surrounding uses. ▪ Improvements to limit impacts to environmental health (e.g. noise quality; air quality; use, storage and destruction of hazardous materials, storm water runoff management). ▪ Infrastructure improvements (e.g., transportation, capital facilities and utilities) to support the underlying facility. Improvements may include, but need not be limited to streets, sidewalks, streetlights, transit shelters, parking and utility lines. ▪ Open space as part of the development

Essential Public Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	<p>sidewalks, streetlights, transit shelters, parking and utility lines.</p> <ul style="list-style-type: none"> ▪ Open space as part of the development plan. Where feasible and appropriate, this open space should be accessible to the public. ▪ Provision of aesthetic improvements (such as, One Percent for the Arts) as a part of the development plan; where feasible and appropriate, these arts improvements should be accessible for community viewing. 	<p>utility lines.</p> <ul style="list-style-type: none"> ▪ Open space as part of the development plan. Where feasible and appropriate, this open space should be accessible to the public. ▪ Provision of aesthetic improvements (such as <u>including application of</u> One Percent for the Arts) as a part of the development plan; where feasible and appropriate, these arts improvements should be accessible for community viewing. 		<p>plan. Where feasible and appropriate, this open space should be accessible to the public.</p> <ul style="list-style-type: none"> ▪ Provision of aesthetic improvements (such as <u>including application of</u> One Percent for the Arts) as a part of the development plan; where feasible and appropriate, these arts improvements should be accessible for community viewing.

Essential Public Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
90 D	<p>EPF8: All new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:</p> <ul style="list-style-type: none"> ▪ consistency with locations identified as appropriate for public purposes on the Land Use Element Map; ▪ compatibility with adjacent land uses; ▪ fair distribution of public facilities throughout the City; ▪ reduction of sprawl development; ▪ promotion of economic development and employment opportunities; ▪ protection of the environment; ▪ positive fiscal impact and on-going benefit to the host jurisdiction; ▪ consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design); ▪ ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code; ▪ public health and safety; ▪ forecasted regional or state-wide need; ▪ ability of existing facilities to meet that need; ▪ compatibility with this Comprehensive Plan; ▪ evaluation in context of agency or district plan (and consistency with this agency or district plan); ▪ analysis of alternative sites; and ▪ provide a public review process that includes, at a minimum, public notice and a public comment period. Special Permits and Master Plans may require public meetings and/or a public hearing process. <p>The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the</p>	<p>Update language to remove/clarify vague language and to remove redundancies –</p> <p>EPF8: All <u>proposed</u> new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:</p> <ul style="list-style-type: none"> ▪ consistency with locations identified as appropriate for public purposes on the Land Use Element Map; ▪ compatibility with adjacent land uses; ▪ fair distribution of public facilities throughout the City; ▪ reduction of sprawl development; ▪ promotion of economic development and employment opportunities; ▪ protection of the environment; ▪ positive fiscal impact and on-going benefit to the host jurisdiction; ▪ consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design); ▪ ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code; ▪ public health and safety; ▪ forecasted regional or state-wide need; ▪ ability of existing facilities to meet that need; ▪ compatibility with this Comprehensive Plan; ▪ evaluation in context of agency or district plan (and consistency with this agency or district plan); ▪ analysis of alternative sites; and ▪ provide a public review process that includes, at a minimum, public notice and a public comment period. Special Permits and Master Plans may require public meetings and/or a public hearing process. <p>The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional</p>		<p>EPF8: All <u>proposed</u> new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:</p> <ul style="list-style-type: none"> ▪ consistency with locations identified as appropriate for public purposes on the Land Use Element Map; ▪ compatibility with adjacent land uses; ▪ fair distribution of public facilities throughout the City; ▪ reduction of sprawl development; ▪ promotion of economic development and employment opportunities; ▪ protection of the environment; ▪ positive fiscal impact and on-going benefit to the host jurisdiction; ▪ consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design); ▪ ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code; ▪ public health and safety; ▪ forecasted regional or state-wide need; ▪ ability of existing facilities to meet that need; ▪ compatibility with this Comprehensive Plan; ▪ evaluation in context of agency or district plan (and consistency with this agency or district plan); ▪ analysis of alternative sites; and ▪ provide a public review process that includes, at a minimum, public notice and a public comment period. Special Permits and Master Plans may require public meetings and/or a public hearing process. <p>The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where</p>

Essential Public Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.	process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.		appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.
91 G	EPF9: All regional facilities will have an underlying Single-Family-Institution land use designation and single-family zone established by the Comprehensive Plan. Each regional facility will conform to the development standards for the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development.	Suggest deleting. Redundant with LU68 – <i>“The Single Family Institution designation should be applied to a number of institutions within the community that serve a regional clientele on a large campus, including Essential Public Facilities. It is anticipated that the underlying zoning for this designation shall remain the same unless a master plan is adopted creating a special district.”</i> EPF9: All regional facilities will have an underlying Single-Family-Institution land use designation and single-family zone established by the Comprehensive Plan. Each regional facility will conform to the development standards for the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development		EPF9: All regional facilities will have an underlying Single-Family-Institution land use designation and single-family zone established by the Comprehensive Plan. Each regional facility will conform to the development standards for the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development
92 G	EPF10: All community facilities will have a land use designation and zone consistent with the Comprehensive Plan land use designation and zoning for the site and the surrounding area. Each community facility will conform to the development standards of the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development.	Suggest deleting. “Community Facilities” are not defined and it appears to be redundant with LU 67- <i>“The Public Facilities designation is applied to a number of current or proposed facilities within the community. It is anticipated that the underlying zoning for public facilities shall remain unless adjusted by a formal amendment to this plan.”</i> EPF10: All community facilities will have a land use designation and zone consistent with the Comprehensive Plan land use designation and zoning for the site and the surrounding area. Each community facility will conform to the development standards of the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development.		EPF10: All community facilities will have a land use designation and zone consistent with the Comprehensive Plan land use designation and zoning for the site and the surrounding area. Each community facility will conform to the development standards of the underlying designation/zone, <i>except that</i> where site-specific standards are in place for the proposed Essential Public Facilities, those specific standards will apply to development.

Essential Public Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
101 G	<p>EPF19: The City supports public/private partnerships for development and operation of Essential Regional and Community Public Facilities.</p>	<p>Update for terminology consistency with the GMA and the rest of the policies in this Element –</p> <p>EPF19: The City supports public/private partnerships for development and operation of Essential Regional and Community Public Facilities.</p>		<p>EPF19: The City supports public/private partnerships for development and operation of Essential Regional and Community Public Facilities.</p>

Environment Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	General Environmental			
<u>106</u> <u>D</u>	EN3: Conduct all City operations in a manner that minimizes adverse environmental impacts to the community and promotes a safe workplace for employees. The City should reduce its consumption and waste of energy and materials, minimize its use of toxic and polluting substances, reuse and recycle, and dispose of all waste in a safe and responsible manner. The City should give preference to recycled products, within budget constraints.	“Safe workplace” is out of place in this section of the Comprehensive Plan and is covered by state regulations. Otherwise, wording is acceptable.	Recommend revision to respond to comments: EN3: Conduct all City operations in a manner that minimizes adverse environmental impacts to the community and promotes a safe workplace for employees. The City should reduce its consumption and waste of energy and materials, minimize its use of toxic and polluting substances, reuse and recycle, and dispose of all waste in a safe and responsible manner. The City should give preference to recycled products, within budget constraints.	EN3: Conduct all City operations in a manner that minimizes adverse environmental impacts to the community and promotes a safe workplace for employees. The City should reduce its consumption and waste of energy and materials, minimize its use of toxic and polluting substances, reuse and recycle, and dispose of all waste in a safe and responsible manner. The City should give preference to recycled products, <u>and alternative energy sources</u> , within budget constraints.
<u>112</u> <u>C</u>	EN8: Environmentally sensitive areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.	Wording is acceptable, but not sure of the intent of this policy.	Update terminology. EN8: Environmentally sensitive critical areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.	EN8: Environmentally sensitive critical areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.
<u>113</u> <u>D</u>	EN9: Develop, actively participate in, and help publicize, local and regional programs to conserve open space and protect environmentally sensitive areas, including future transfer of development rights (TDR) programs, conservation efforts of the Land Conservancy of Seattle and King County, and King County's Public Benefit Rating System.	Redundant with EN6. City should focus conservation efforts on areas within the City.	Delete and combined with EN6. EN9: Develop, actively participate in, and help publicize, local and regional programs to conserve open space and protect environmentally sensitive areas, including future transfer of development rights (TDR) programs, conservation efforts of the Land Conservancy of Seattle and King County, and King County's Public Benefit Rating System.	EN9: Develop, actively participate in, and help publicize, local and regional programs to conserve open space and protect environmentally sensitive areas, including future transfer of development rights (TDR) programs, conservation efforts of the Land Conservancy of Seattle and King County, and King County's Public Benefit Rating System.

Environment Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>117</u> <u>D</u>	NEW POLICY		<p>Recommend adding a policy to support green building techniques that reduce environmental impacts.</p> <p>ENb: Encourage the use of “green” building methods and materials to:</p> <ul style="list-style-type: none"> ▪ Reduce stormwater impacts to protect local watersheds and salmon ▪ Conserve energy and water ▪ Prevent air and water pollution and conserve natural resources ▪ Improve indoor air quality ▪ Enhance building durability 	<p>ENb: Encourage the use of “green” building methods and materials (such as LEED, BuiltGreen, etc.) that may reduce impacts on the built and natural environment. to:</p> <ul style="list-style-type: none"> _____ Reduce stormwater impacts to protect local watersheds and salmon _____ Conserve energy and water _____ Prevent air and water pollution and conserve natural resources _____ Improve indoor air quality _____ Enhance building durability
	Geological and Flood Hazard			
<u>119</u> <u>D</u>	<p>EN13: Mitigate drainage, erosion, siltation, and landslide impacts by:</p> <ul style="list-style-type: none"> • clustering development, • decreasing development intensity, building site coverage and impervious surfaces, and • limiting vegetation removal as slope increases. <p>Development regulations and required mitigation shall fit the specific type and level of potential impact.</p>	<p>Add “engineering solutions” as a way to minimize impacts.</p> <p>Not clear how “clustering” plays into accomplishing the intent of this policy. A mall could be considered a “clustered” shopping area.</p> <p>Need to minimize impervious surfaces and encourage “native” vegetation.</p>	<p>Recommend revision to respond to comments:</p> <p>EN13: Mitigate drainage, erosion, siltation, and landslide impacts by:</p> <ul style="list-style-type: none"> • utilizing geotechnical engineering, • clustering development to avoid hazards, • decreasing development intensity, building site coverage and impervious surfaces, and • limiting vegetation removal that would increase hazards. <p>Development regulations and required mitigation shall fit the specific type and level of potential impact.</p>	<p>EN13: Mitigate drainage, erosion, siltation, and landslide impacts by:</p> <ul style="list-style-type: none"> • utilizing geotechnical engineering, • clustering development to avoid hazards, • decreasing development intensity, building site coverage and impervious surfaces, and • limiting vegetation removal that would increase hazards. <p>Development regulations and required mitigation shall fit the specific type and level of potential impact.</p>
<u>120</u> <u>G</u>	<p>EN14: Development shall be prohibited on steep slopes and steep slope buffer areas, unless both of the following conditions are met:</p> <ul style="list-style-type: none"> • the slope has a vertical elevation change of 20 feet or less, and • no adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer. 	<p>Doesn't make sense. Why so detailed? Is this not more appropriate to development code? There are other policies that speak to restricting/regulating development...is this additional redundancy? At least add “licensed” or “registered” in front of “geologist or geotechnical engineer.”</p>	<p>Delete. Redundant with EN15 and existing development regulations.</p> <p>EN14: Development shall be prohibited on steep slopes and steep slope buffer areas, unless both of the following conditions are met:</p> <ul style="list-style-type: none"> • the slope has a vertical elevation change of 20 feet or less, and • no adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer. 	<p>EN14: Development shall be prohibited on steep slopes and steep slope buffer areas, unless both of the following conditions are met:</p> <ul style="list-style-type: none"> • the slope has a vertical elevation change of 20 feet or less, and • no adverse impact will result from the exemption based on the City's review of and concurrence with a soils report prepared by a geologist or geotechnical engineer.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>121</u> <u>A</u>	<p>EN15: Development of geologic hazard areas shall be discouraged and closely regulated. Where development is allowed on or adjacent to slopes which are less than 40% and have not experienced documented landslide activity, land uses shall be designed and sited to prevent property damage and environmental degradation, and to protect wildlife habitat to the maximum extent practicable by:</p> <ul style="list-style-type: none"> • preserving existing native vegetation, • preventing soil saturation, and • preventing overland flows of water. 	<p>Why is 40% specifically included?</p> <p>“Not experienced documented slide activity” does not make sense...is this not a “Catch-22” type statement?</p> <p>Does not minimizing overland flow increase soil saturation?</p> <p>City should not completely prohibit development in geologically hazardous areas, as many homes already exist at the edge of steep slopes, but should ensure that appropriate development standards are used to protect people, property and habitat.</p> <p>Should include “engineering solutions” as a way to prevent impacts.</p>	<p>Recommend spelling out individual types of geologic hazards because requirements differ for seismic hazards (which are a subset of geologic)(seismic hazards are addressed in EN17). The reference to 40% can be removed as this is a part of how steep slopes and landslide hazard areas are defined.</p> <p>EN15: Development of geologic-hazardsteep slopes, landslide hazard areas, and erosion hazard areas shall be discouraged and closely regulated. Where development is allowed on or adjacent to these geologic hazardsslopes which are less than 40% and have not experienced documented landslide activity, land usesit shall be designed and sited to not increase risks to people, property or habitatprevent property damage and environmental degradation, and to protect wildlife habitat to the maximum extent practicable by:</p> <ul style="list-style-type: none"> • utilizing geotechnical engineering, • preserving existing vegetation, • preventing soil saturation, and • preventing unnatural overland flows of water. 	<p>EN15: Development of geologic hazardsteep slopes, landslide hazard areas, and erosion hazard areas shall be discouraged and closely regulated. Where development is allowed on or adjacent to these geologic hazardsslopes which are less than 40% and have not experienced documented landslide activity, land usesit shall be designed and sited to not increase risks to people, property or habitatprevent property damage and environmental degradation, and to protect wildlife habitat to the maximum extent practicable by:</p> <ul style="list-style-type: none"> • utilizing geotechnical engineering, • preserving existing vegetation, • preventing soil saturation, and • preventing unnatural overland flows of water.
<u>123</u> <u>E</u>	<p>EN17: Minimize the risk of structural damage, fire, injury to occupants, damage to adjacent properties and persons, and prevent post-seismic collapse by requiring pre-development risk analysis and appropriate building design and construction measures in landslide hazard areas, steep slopes, and seismic hazard areas.</p>	<p>Repeats EN15 except for seismic areas.</p> <p>This is more appropriate to the development code.</p> <p>Vague: “appropriate building design” is required for all buildings in all areas.</p>	<p>Recommend restating specifically for seismic hazards. Other geologic hazards are covered by EN15.</p> <p>EN17: In seismic hazards areas, seek to Mminimize the risks to people and property-of structural damage, fire, injury to occupants, damage to adjacent properties and persons, and prevent post-seismic collapse by requiring pre-development risk analysis and appropriate building design and construction measures in landslide hazard areas, steep slopes, and seismic hazard areas.</p>	<p>EN17: <u>In seismic hazards areas, seek to Mminimize the risks to people and property-of structural damage, fire, injury to occupants, damage to adjacent properties and persons, and prevent post-seismic collapse by requiring pre-development risk analysis and appropriate building design and construction measures in landslide hazard areas, steep slopes, and seismic hazard areas.</u></p>
	<p>Policy EN 20 was deleted during the first adoption process.</p>			<p>Policy EN 20 was deleted during the first adoption process.</p>

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>127</u> <u>G</u>	Relocated EN68: Protect floodplains by limiting new development. All new permanent structures and roadways should be located above the 100-year flood level, wherever practicable. New development should be required to replace existing flood storage capacity lost due to filling. The City should not increase the allowed housing density of residential areas within the 100-year floodplain.	Prefer “regulating” over “limiting.”	Recommend moving this policy to follow policy EN19 to group flood protection with geological hazards protection. No wording change is recommended.	Relocated EN 68 to follow policy EN19 with no changes.
	Vegetation Protection			
<u>130</u> <u>E</u>	Goal EN III: Provide habitat of sufficient diversity and abundance to sustain existing indigenous fish and wildlife populations. Balance the conditional right of private property owners to develop and alter land with the protection of native vegetation.	Recognize that Shoreline is an urban area under GMA. Clarify that “indigenous” and “native” means species that exist in the habitat at present. Delete word “conditional” and change “provide” to “sustain.”	The term “maintain existing” helps specify that this applies to habitat that currently exists and not to the environmental conditions that existed prior to settlement. Goal EN III: Provide-Sustain habitat of sufficient diversity and abundance to sustain-maintain existing indigenous fish and wildlife populations. <u>Recognize the City’s designation as an urban area by Bbalancing</u> the conditional-right of private property owners to develop and alter land with the protection of native-vegetationcritical areas.	Goal EN III: Provide-Sustain habitat of sufficient diversity and abundance to sustain-maintain existing indigenous fish and wildlife populations. <u>Recognize the City’s designation as an urban area by Bbalancing</u> the conditional-right of private property owners to develop and alter land with the protection of native vegetation and critical areas.
<u>131</u> <u>A</u>	EN21: Develop educational materials, incentives, policies, and regulations to conserve native vegetation on public and private land for wildlife habitat and human enjoyment. The city shall establish regulations to protect mature trees and other native vegetation from the negative impacts of residential and commercial development, including short-plat development.	This should be split. First sentence should be wrapped into the education/awareness policy. Second sentence should be its own stand alone policy. Needs to be rewritten. Mature trees may not be native trees. No need to emphasize short plats in last sentence over other types of development.	The second sentence can be deleted because tree protection regulations have been adopted. Protection of mature trees is added to EN22, below. The direction to adopt “policies” is changed to “programs” to reflect the need to implement the policies stated here through City programs. EN21: Develop educational materials, incentives, policiesprograms, and regulations to conserve native vegetation on public and private land for wildlife habitat and human enjoyment. The city shall establish regulations to protect mature trees and other native vegetation from the negative impacts of residential and commercial development, including short-plat development.	EN21: Develop educational materials, incentives, policiesprograms, and regulations to conserve native vegetation on public and private land for wildlife habitat and human enjoyment. The city shall establish regulations to protect mature trees and other native vegetation from the negative impacts of residential and commercial development, including short-plat development.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>132</u> <u>A</u>	EN22: The removal of healthy trees should be minimized, particularly when they are located in environmentally sensitive areas.	Consider combining with second sentence of EN21.	Recommend revision: EN22: The removal of healthy trees should be minimized, particularly <u>mature trees and those when they are located in environmentally sensitive/critical areas.</u>	EN22: The removal of healthy trees should be minimized, particularly <u>mature trees and those when they are located in environmentally sensitive/critical areas.</u>
<u>133</u> <u>A</u>	EN23: The City shall encourage the replacement of removed trees on private land and require the replacement of removed trees on public land, wherever practicable. Trees which are removed should be replaced with a suitable number of native trees that are of a size and species which will survive over the long term and provide adequate screening in the short term. The City may require tree replacement on private property as required project mitigation or subject to terms and limitations in a vegetation conservation and management ordinance.	“Screening” doesn’t fit in this section on environmental protection. Native trees may not always be appropriate in some situations.	Recommend revision to treat public and private lands the same and to combine the second paragraph’s “may require” aspect with the first paragraph. Tree replacement standards are listed in the Code. EN23: The City shall encourage <u>and may require</u> the replacement of removed trees <u>on private land and require the replacement of removed trees on public land, wherever practicable, to maintain the forested quality of the area.</u> Trees which are removed should be replaced with a suitable number of native trees that are of a size and species which will survive over the long term and provide adequate screening in the short term. The City may require tree replacement on private property as required project mitigation or subject to terms and limitations in a vegetation conservation and management ordinance.	EN23: The City shall encourage <u>and may require</u> the replacement of removed trees <u>on private land and require the replacement of removed trees on public land, wherever practicable, to maintain the forested quality of the area.</u> Trees which are removed should be replaced with a suitable number of native trees that are of a size and species which will survive over the long term and provide adequate screening in the short term. The City may require tree replacement on private property as required project mitigation or subject to terms and limitations in a vegetation conservation and management ordinance.
<u>134</u> <u>A</u>	EN24: Trees that are a threat to public safety should be removed by property owners or designated maintenance providers at property owner expense.	Is issue already addressed in Municipal code? Change “should” to “shall”.	Recommend deleting. Maintaining property is a responsibility of property owners. EN24: Trees that are a threat to public safety should be removed by property owners or designated maintenance providers at property owner expense.	EN24: Trees that are a threat to public safety should be removed by property owners or designated maintenance providers at property owner expense.
<u>135</u>	EN25: If development is allowed in an environmentally sensitive area or sensitive area buffer, clearing and grading should be restricted to building footprints, roads, and small areas immediately adjacent to these improvements. Native vegetation outside of these areas should be preserved, wherever practicable, or replanted.	Development code level of detail?	Update terminology: EN25: If development is allowed in an environmentally <u>sensitive-critical area</u> or <u>sensitive-critical area</u> buffer, clearing and grading should be restricted to building footprints, roads, and small areas immediately adjacent to these improvements. Native vegetation outside of these areas should be preserved, wherever practicable, or replanted.	EN25: If development is allowed in an environmentally <u>sensitive-critical area</u> or <u>sensitive-critical area</u> buffer, clearing and grading should be restricted to building footprints, roads, and small areas immediately adjacent to these improvements. Native vegetation outside of these areas should be preserved, wherever practicable, or replanted.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>137</u> <u>D</u>	EN27: Identify and protect wildlife corridors prior to and during land development through public education, incentives, regulation, and code enforcement.	Delete and replace with policy on identifying and mapping all critical areas (see new policy following EN 7). Requirement to protect is already addressed in other policies.	Delete (see new policy following EN7). EN27: Identify and protect wildlife corridors prior to and during land development through public education, incentives, regulation, and code enforcement.	EN27: Identify and protect wildlife corridors prior to and during land development through public education, incentives, regulation, and code enforcement.
	Wetlands and Habitat Protection			
<u>139</u> <u>D</u>	Goal EN VI: Preserve, protect, and, where practicable, restore wetlands, shorelines, surface water, and ground water for wildlife, appropriate human use, and the maintenance of hydrological and ecological processes.	Repeats the themes of the other goals.	No change recommended.	Goal EN VI: Preserve, protect, and, where practicable, restore wetlands, shorelines, surface water, and ground water for wildlife, appropriate human use, and the maintenance of hydrological and ecological processes.
<u>141</u> <u>A</u>	EN30: Critical wildlife habitat, including habitats or species that have been identified as priority species or priority habitats by the Washington Department of Fish and Wildlife, will be preserved through regulation, acquisition, incentives and other techniques. Habitats and species of local importance will also be protected in this manner.	Rewrite to consider state identification and other available science.	Recommend revision to use consistent terminology and include the use of best available science in the designating process: EN30: Critical-Fish and wildlife habitat <u>conservation areas</u> , including habitats or species that have been identified as priority species or priority habitats by the Washington Department of Fish and Wildlife, will <u>shall</u> be preserved through regulation, acquisition, incentives and other techniques. <u>When designating habitat conservation areas, the City shall consider state priority species and habitat, Hhabitats and species of local importance, and sources of best available science will also be protected in this manner.</u>	EN30: Critical-Fish and wildlife habitat conservation areas, including habitats or species that have been identified as priority species or priority habitats by the Washington Department of Fish and Wildlife, will shall be preserved through regulation, acquisition, incentives and other techniques. When designating habitat conservation areas, the City shall consider state priority species and habitat, Hhabitats and species of local importance, and sources of best available science will also be protected in this manner.
	Clean air policies, EN31-34, have been moved to follow policy ENf, beginning at line item 182. Policies EN35-46, have been moved to group them with policies EN58 and EN62, and U15 in the Water Quality and Drainage section beginning with item 166.			Clean air policies, EN31-34, have been moved to follow policy ENf. Policies EN35-46, have been moved to group them with policies EN58 and EN62, and U15 in the Water Quality and Drainage section.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>142</u> <u>C</u>	<p>EN47: Preserve aquatic and riparian habitats in a natural state. Appropriate buffers will be maintained around natural areas of the Puget Sound shoreline, wetlands, lakes, creeks, and streams to protect native vegetation, water quality, habitat for fish and wildlife, and hydrologic function. Minimum buffer widths for surface water features will be specified in the Shoreline Municipal Code.</p>	<p>Redundant with previous policies. Not sure what is meant by "hydrologic function."</p>	<p>Recommend including wetlands here and including habitat in EN48, below.</p> <p>Last sentence, which directs adopting Code, can be removed as this has been accomplished.</p> <p>EN47: Preserve <u>wetlands, and</u> aquatic and riparian habitats in a natural state. Appropriate buffers will shall be maintained around natural areas of the Puget Sound shoreline, wetlands, lakes, creeks, and streams to protect native vegetation, water quality, habitat for fish and wildlife, and hydrologic function. Minimum buffer widths for surface water features will be specified in the Shoreline Municipal Code.</p>	<p>EN47: Preserve <u>wetlands, and</u> aquatic and riparian habitats in a natural state. Appropriate buffers will shall be maintained around natural areas of the Puget Sound shoreline, wetlands, lakes, creeks, and streams to protect native vegetation, water quality, habitat for fish and wildlife, and hydrologic function. Minimum buffer widths for surface water features will be specified in the Shoreline Municipal Code.</p>
<u>143</u> <u>A</u>	<p>EN48: Preserve and maintain wetlands in a natural state. Alterations to wetlands may be considered only if they:</p> <ul style="list-style-type: none"> • are necessary to provide a reasonable economic use of a property, provided all wetland functions are evaluated, impact to the wetland is minimized to the maximum extent practicable, and affected significant functions are appropriately mitigated; • are absolutely necessary for a public agency or utility development; or • provide necessary road or utility crossings. 	<p>Do all three, or just any one of the three, conditions need to be met to allow alterations? Rather see a policy worded to articulate/ emphasize the conditions under which development will be allowed in critical areas (not just wetlands). Also need to highlight the Comp Plan's position on "reasonable use".</p>	<p>First sentence is added to EN47 and deleted from this policy. Recommend expanding this policy to include habitat. Criteria for alterations are simplified here because explicit criteria for "reasonable use" and "public agency or utility" are spelled out in the Code.</p> <p>EN48: Preserve and maintain wetlands in a natural state. Alterations to wetlands <u>and aquatic and riparian habitat</u> may be considered only if they:</p> <ul style="list-style-type: none"> • are necessary to provide a reasonable economic use of a property, provided all wetland functions are evaluated, impact to the wetland is minimized to the maximum extent practicable, and affected significant functions are appropriately mitigated; or • are absolutely necessary for a public agency, road or utility development; or • provide necessary road or utility crossings. 	<p>EN48: Preserve and maintain wetlands in a natural state. Alterations to wetlands <u>and aquatic and riparian habitat</u> may be considered only if they:</p> <ul style="list-style-type: none"> • are necessary to provide a reasonable economic use of a property, provided all wetland functions are evaluated, impact to the wetland is minimized to the maximum extent practicable, and affected significant functions are appropriately mitigated; or • are absolutely necessary for a public agency, road or utility development; or provide necessary road or utility crossings.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>145</u> <u>D</u>	<p>EN50: Implement a ranking and classification system for wetlands which rates wetlands based on size, vegetative complexity, ecological and hydrological function, and presence of threatened or endangered species. The City should work with other jurisdictions to establish a consistent regional classification system for wetlands that allows for the designation of both regionally important and locally unique wetlands.</p>		<p>Recommend wording change to acknowledge existing classification system.</p> <p>EN50: Maintain a ranking and classification system for wetlands which rates wetlands based on size, vegetative complexity, ecological and hydrological function, and presence of threatened or endangered species. The City should work with other jurisdictions to establish a consistent regional classification system for wetlands that allows for the designation of both regionally important and locally unique wetlands.</p>	<p>EN50: Maintain a ranking and classification system for wetlands which rates wetlands based on size, vegetative complexity, ecological and hydrological function, and presence of threatened or endangered species. The City should work with other jurisdictions to establish a consistent regional classification system for wetlands that allows for the designation of both regionally important and locally unique wetlands.</p>
<u>148</u> <u>D</u>	<p>EN53: When development may impact wetlands, the following hierarchy should be followed in deciding the appropriate course of action:</p> <ul style="list-style-type: none"> • avoid impacts to wetland; • minimize impacts to the wetland; • restore the wetland when impacted; and • recreate the wetland at a ratio which will provide for its assured viability and success. <p>On-site, in-kind mitigation shall be generally preferred. Because it is difficult to replace or restore many natural wetland values and functions after a site has been degraded, a significantly larger mitigation area than the wetland area impacted should generally be required.</p>	<p>Off site mitigation may be better for critical areas protection in some cases.</p>	<p>Recommend expanding to include habitat.</p> <p>EN53: When development may impact wetlands <u>or habitat</u>, the following hierarchy should be followed in deciding the appropriate course of action:</p> <ul style="list-style-type: none"> • avoid impacts to <u>the wetland and habitat</u>; • minimize impacts to the wetland <u>and habitat</u>; • restore the wetland <u>and habitat</u> when impacted; and • recreate the wetland <u>and habitat</u> at a ratio which will provide for its assured viability and success. <p>On-site, in-kind mitigation shall be generally preferred. Because it is difficult to replace or restore many natural wetland <u>and habitat</u> values and functions after a site has been degraded, a significantly larger mitigation area than the wetland-area impacted should generally be required.</p>	<p>EN53: When development may impact wetlands <u>or habitat</u>, the following hierarchy should be followed in deciding the appropriate course of action:</p> <ul style="list-style-type: none"> • avoid impacts to <u>the wetland and habitat</u>; • minimize impacts to the wetland <u>and habitat</u>; • restore the wetland <u>and habitat</u> when impacted; and • recreate the wetland <u>and habitat</u> at a ratio which will provide for its assured viability and success. <p>On-site, in-kind mitigation shall be generally preferred. Because it is difficult to replace or restore many natural wetland <u>and habitat</u> values and functions after a site has been degraded, a significantly larger mitigation area than the wetland-area impacted should generally be required.</p>
<u>150</u> <u>E</u>	<p>EN55: All wetlands in the City should be identified and preliminarily classified. The City shall identify all wetlands on public property and establish and implement a voluntary program to identify wetlands on private land.</p>			<p>EN55: All wetlands in the City should be identified and preliminarily classified. The City shall identify all wetlands on public property and establish and implement a voluntary program to identify wetlands on private land.</p>
<u>151</u> <u>E</u>	<p>EN56: Existing degraded wetlands should be restored where practicable. Restoration of degraded wetlands may be required as a condition of redevelopment.</p>	<p>Restoration should focus on those areas that the City identifies as priorities for restoration.</p>	<p>No change recommended. Comment is addressed in proposed new policy shown below.</p>	<p>EN56: Existing degraded wetlands should be restored where practicable. Restoration of degraded wetlands may be required as a condition of redevelopment.</p>

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>152</u> <u>D</u>	NEW POLICY		<p>Rather than change EN56, recommend adding new policy:</p> <p><u>ENd:</u> Wetland and habitat restoration efforts should focus on those areas that will result in the greatest benefit and that have been identified by the City as priority for restoration.</p>	<p><u>ENd:</u> Wetland and habitat restoration efforts should focus on those areas that will result in the greatest benefit and that have been identified by the City as priority for restoration.</p>
	Streams and Water Resources			
<u>153</u> <u>E</u>	<p>EN57: The City should continue to study the issues concerning Hidden Lake and develop a management plan for this resource. The following issues should be considered when formulating plans and implementing projects which have the potential to impact this body of water: public access, respect for private property, restoration of the feature to a more natural state, retention of native vegetation, improvement of surface water management in the basin upstream of Hidden Lake, improvement of fish habitat in Boeing Creek and in Hidden Lake, stabilization of the Boeing Creek channel, and continued use of the feature for stormwater management.</p>	<p>Change to a policy on basin stewardship that applies throughout the City.</p>	<p>Recommend changing to:</p> <p><u>EN57:</u> The City should develop basin stewardship programs to prevent surface water impacts and to identify opportunities for restoration. continue to study the issues concerning Hidden Lake and develop a management plan for this resource. The following issues should be considered when formulating plans and implementing projects which have the potential to impact this body of waterstream basins: public access, respect for private property, restoration of the feature to a more natural state, retention of native vegetation, improvement of surface water management in the basin-upstream of Hidden Lake, improvement of fish habitat and channel substrate in Boeing Creek and in Hidden Lake, and streambank stabilization of the Boeing Creek channel, and continued use of the feature for stormwater management.</p>	<p><u>EN57:</u> The City should develop basin stewardship programs to prevent surface water impacts and to identify opportunities for restoration. continue to study the issues concerning Hidden Lake and develop a management plan for this resource. The following issues should be considered when formulating plans and implementing projects which have the potential to impact this body of waterstream basins: public access, respect for private property, restoration of the feature to a more natural state, retention of native vegetation, improvement of surface water management in the basin-upstream of Hidden Lake, improvement of fish habitat and channel substrate in Boeing Creek and in Hidden Lake, and streambank stabilization of the Boeing Creek channel, and continued use of the feature for stormwater management.</p>
	EN58 relocated to item 77.			
<u>156</u> <u>F</u>	New Policy		<p>Recommend an additional policy that provides direction on prioritizing between types of stream habitat problems.</p> <p><u>ENh:</u> Solutions to stream habitat problems should focus on those types of problems that first protect and preserve existing habitat, then enhance and expand habitat in areas where wild anadromous fish are present, and lastly, enhance and expand habitat in areas where other wild fish are present.</p>	<p><u>ENh:</u> Solutions to stream habitat problems should focus on those types of problems that first protect and preserve existing habitat, then enhance and expand habitat in areas where wild anadromous fish are present, and lastly, enhance and expand habitat in areas where other wild fish are present.</p>
	EN62 relocated to item 179.			EN62 was relocated to item 179

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>158</u> <u>E</u>	EN63: Protect natural surface water storage sites that help regulate service flows and recharge groundwater.	Recommend rewording to say: EN63: <u>Preserve and protect natural surface water storage sites, such as wetlands, streams and water bodies,</u> that help regulate service surface flows and recharge groundwater.		EN63: <u>Preserve and protect natural surface water storage sites, such as wetlands, streams and water bodies,</u> that help regulate service surface flows and recharge groundwater.
<u>159</u> <u>E</u>	EN64: Conserve and protect groundwater resources by informing the Washington Department of Ecology of major increases in groundwater withdraws by public and private parties, appropriate regulation of surface water quality, and facilitating enforcement of waste disposal ordinances by appropriate agencies.			EN64: Conserve and protect groundwater resources by informing the Washington Department of Ecology of major increases in groundwater withdraws by public and private parties, appropriate regulation of surface water quality, and facilitating enforcement of waste disposal ordinances by appropriate agencies.
<u>160</u> <u>D</u>	EN65: Use the Washington State Shoreline Management Act to guide protection efforts for shorelines of statewide significance and to guide protection efforts for other water features in the City which do not qualify for Shoreline Management Act regulations.	Consider moving to the Shoreline Master Program Element.	Recommend rewording to focus only on aspects not covered by the shoreline management chapter of the Comprehensive Plan. EN65: Use the Washington State Shoreline Management Act to guide protection efforts for shorelines of statewide significance and to guide protection efforts for other water features in the City which do not qualify for Shoreline Management Act regulations.	EN65: Use the Washington State Shoreline Management Act to guide protection efforts for shorelines of statewide significance and to guide protection efforts for other water features in the City which do not qualify for Shoreline Management Act regulations.
<u>163</u> <u>D</u>	EN67: Provide additional public access to Shoreline's natural features, including the Puget Sound shoreline. The City will attempt to reach community and neighborhood consensus on any proposal to improve access to natural features where the proposal has the potential to negatively impact private property owners.	Consider moving to the Shoreline Master Program Element. Take out word "additional." EN67: Provide additional public access to Shoreline's natural features, including the Puget Sound shoreline. The City will attempt to reach community and neighborhood consensus on any proposal to improve access to natural features where the proposal has the potential to negatively impact private property owners.	While covered in part by the shoreline management chapter, this policy also includes access to other natural features. Recommend keeping as modified and to consider during development of the shoreline master program.	EN67: Provide additional public access to Shoreline's natural features, including the Puget Sound shoreline. The City will attempt to reach community and neighborhood consensus on any proposal to improve access to natural features where the proposal has the potential to negatively impact private property owners.
	EN68 relocated to item 127.			EN68 relocated to item 127.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Water Quality and Drainage		Recommend moving and grouping policies related to drainage for clearer organization.	
<u>164</u> <u>D</u>	<p>Goal EN V: Manage the storm and surface water system through a combination of engineered solutions and the preservation of natural systems in order to:</p> <ul style="list-style-type: none"> • provide for public safety • prevent property damage • protect water quality • preserve and enhance fish and wildlife habitat and sensitive areas • maintain a hydrologic balance. 	<p>Clarify intent of “hydrologic balance.” Otherwise, delete this term.</p>	<p>Recommend revision to respond to comments:</p> <p>Goal EN V: Manage the storm and surface water system through a combination of engineered solutions and the preservation of natural systems in order to:</p> <ul style="list-style-type: none"> • provide for public safety • prevent property damage • protect water quality • preserve and enhance fish and wildlife habitat, <u>streams and wetlands</u> and sensitive areas • maintain a hydrologic balance 	<p>Goal EN V: Manage the storm and surface water system through a combination of engineered solutions and the preservation of natural systems in order to:</p> <ul style="list-style-type: none"> • provide for public safety • prevent property damage • protect water quality • preserve and enhance fish and wildlife habitat, <u>streams and wetlands</u> and sensitive areas • maintain a hydrologic balance
<u>166</u> <u>E</u>	<p><i>Relocated from earlier in this section</i></p> <p>EN35: Where a variety of stormwater project alternatives will provide for public safety, protect property, and protect water quality, the City should seek the solution which will result in the least amount of environmental modification and preserves natural features or constructed features with habitat values.</p>			<p>EN35: Where a variety of stormwater project alternatives will provide for public safety, protect property, and protect water quality, the City should seek the solution which will result in the least amount of environmental modification and preserves natural features or constructed features with habitat values.</p>
<u>173</u> <u>D</u>	<p>EN42: Promote development design which minimizes runoff rate and volume by limiting the size of the building footprint and total site coverage, maximizing the protection of permeable soils and native vegetation, and encouraging use of permeable pavements and surfaces.</p>	<p>These issues are covered in other policies suggest deleting.</p>	<p>Could be deleted, but no harm in retaining if still consistent with community interests.</p>	<p>EN42: Promote development design which minimizes runoff rate and volume by limiting the size of the building footprint and total site coverage, maximizing the protection of permeable soils and native vegetation, and encouraging use of permeable pavements and surfaces.</p>
<u>178</u> <u>E</u>	<p>EN58: Actively pursue funding for baseline monitoring and improvement of water quality in lakes and streams in the City.</p>		<p>Recommend moving policy here to group with others related to water quality.</p>	<p>EN58: Actively pursue funding for baseline monitoring and improvement of water quality in lakes and streams in the City.</p>
<u>180</u> <u>E</u>	<p>NEW POLICY</p>		<p>Recommend adding a new policy that supports development of regional stormwater facilities:</p> <p>ENe: Seek opportunities for regional stormwater detention and water quality systems in lieu of onsite systems to support economic development and the efficient use of land.</p>	<p>ENe: <u>Seek opportunities for regional stormwater detention and water quality systems in lieu of onsite systems to support economic development and the efficient use of land.</u></p>

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>181</u> <u>I</u>	NEW POLICY		<p>Recommend adding the following policy to address the need to gain access to parts of the public drainage system that are located on private property and that do not have easements:</p> <p><u>ENf: Pursue obtaining legal access rights, such as easements or ownership, to lands needed to maintain, repair or improve portions of the public drainage system that are located on private property and for which the City does not currently have legal access.</u></p>	<p><u>ENf:</u> Pursue obtaining legal access rights, such as easements or ownership, to lands needed to maintain, repair or improve portions of the public drainage system that are located on private property and for which the City does not currently have legal access.</p>
	Clean Air		Recommend moving policies EN31-34 for clearer organization.	
<u>182</u> <u>E</u>	<p><i>Relocated from earlier in this section</i></p> <p>Goal EN IV: Ensure clean air for present and future generations through the promotion of efficient and effective solutions to transportation issues, clean industries, and compact human development.</p>	<p>Does the City do these things? This might be far reaching.</p> <p>Propose solution categories be changed to “transportation” and “development” as these are two areas where the City does play a significant decision-making role.</p>	<p>Recommend revision to respond to comments:</p> <p>Goal EN IV: Ensure clean air for present and future generations through the promotion of efficient and effective solutions to transportation and development issuesproblems, clean industries, and compact human development.</p>	<p>Goal EN IV: Ensure clean air for present and future generations through the promotion of efficient and effective solutions to transportation and development issuesproblems, clean industries, and compact human development.</p>
<u>183</u> <u>E</u>	<p>EN31: Support federal, state, and regional policies intended to protect clean air in Shoreline and the Puget Sound Basin. The City will support the active enforcement of air quality policies and ordinances by the Puget Sound Air Pollution Control Agency.</p>	<p>This policy just stated that we will follow applicable rules and policies for those jurisdictions we fall under. Is this just stating the obvious?</p>	<p>EN31: Support federal, state, and regional policies intended to protect clean air in Shoreline and the Puget Sound Basin. The City will support the active enforcement of air quality policies and ordinances by the Puget Sound Air Pollution Control Clean Air Agency.</p>	<p>EN31: Support federal, state, and regional policies intended to protect clean air in Shoreline and the Puget Sound Basin. The City will support the active enforcement of air quality policies and ordinances by the Puget Sound Air Pollution Control Clean Air Agency.</p>
<u>187</u> <u>D</u>	NEW GOAL	Establish a new goal to use education as a tool to help protect critical areas.	<p>Add new goal:</p> <p><u>Goal EN A: Use education as a tool to increase protection of critical areas and understanding of environmental values.</u></p>	<p><u>Goal EN A:</u> Use education as a tool to increase protection of critical areas and understanding of environmental values.</p>

Housing Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
191 D	H3: Allow accessory dwelling units in single-family houses subject to specific regulatory standards.	Suggest updates to language for consistency with zoning code, which allows for ADUs in single-family homes and in detached structures. Allow <u>and encourage detached or attached</u> accessory dwelling units <u>associated with</u> in single-family detached houses subject to specific regulatory standards.		H3: Allow <u>and encourage detached or attached</u> accessory dwelling units <u>associated with</u> in single-family detached houses subject to specific regulatory standards.
192 D	H4: Encourage programs to assist owners and renters to share housing.			H4: Encourage programs to assist owners and renters to share housing.
193 F	H5: Require new residential development to achieve a minimum density as allowed in each zone.	Suggest editing as shown – H5: Require new residential development to <u>achieve</u> meet a minimum density as allowed in each zone.		H5: Require new residential development to <u>achieve</u> meet or <u>make provisions for the a</u> minimum density as allowed in each zone.
195 F	H7: Continue to consider streamlined regulations which encourage housing production and maintenance and avoid unnecessary housing development costs while maintaining public health and safety and other goals of the Comprehensive Plan.	Suggest editing language for clarity and combining with H8- Continue to <u>seek opportunities for streamlined development permit procedures</u> regulations which encourage housing production and maintenance and to minimize permit processing delays to avoid unnecessary housing development costs. while maintaining public health and safety and other goals of the Comprehensive Plan.		H8: Continue to <u>seek opportunities for streamlined development permit procedures</u> regulations which encourage housing production and maintenance and to minimize permit processing delays to avoid unnecessary housing development costs. while maintaining public health and safety and other goals of the Comprehensive Plan.
196 G	H8: Continue to minimize unnecessary delays in the review of residential permit applications, while maintaining opportunities for public involvement and review.	Suggest combining with H7 (see above) H8: Continue to minimize unnecessary delays in the review of residential permit applications, while maintaining opportunities for public involvement and review.		H8: Continue to minimize unnecessary delays in the review of residential permit applications, while maintaining opportunities for public involvement and review.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
204 D	H14: Ensure that a proportion of housing created through an increase in permitted density is priced to accommodate low and moderate income households.	Suggest editing language for clarity and consistency with the zoning code - H14: Provide density bonuses for the provision of housing. Ensure that a proportion of housing created through an increase in permitted density is priced to accommodate low and moderate income households.		H14: <u>Provide density bonuses for the provision of housing.</u> Ensure that a proportion of housing created through an increase in permitted density is priced to accommodate low and moderate income households.
205 F	H15: Explore the feasibility of creating a City housing trust fund for low income housing.			H15: Explore the feasibility of creating a City housing trust fund for low income housing.
207 D	H17: Provide incentives and work cooperatively with for profit and non-profit housing developers in the provision of affordable housing.	Suggest editing language for clarity as shown - H17: Provide incentives and work cooperatively with for-profit and non-profit housing developers in the provision of to provide affordable housing.		H17: Provide incentives and work cooperatively with for-profit and non-profit housing developers in the provision of to provide affordable housing.
208 F	H18: Encourage good management, preservation, maintenance, and improvement to existing affordable housing.			H18: Encourage good management, preservation, maintenance, and improvement to existing affordable housing.
209 F	H19: Ensure that any affordable housing funded in the city with public funds remains affordable for the longest possible term.			H19: Ensure that any affordable housing funded in the city with public funds remains affordable for the longest possible term.
210 D	H20: Provide information to residents on affordable housing opportunities.	The City recently put together a short piece on how to find affordable housing in Shoreline for the residents of Holiday Park Resort Trailer Park Suggest updating language as follows – H20: <u>Continue to p</u> Provide information to residents on affordable housing opportunities.		H20: <u>Continue to p</u> Provide information to residents on affordable housing opportunities.
211 G	LU27: Allow cottage housing in residential areas of 6 dwelling units per acre and up, if the development goes through design review and adheres to the following characteristics: <ul style="list-style-type: none"> ▪ common open space ▪ reduced parking areas ▪ detached homes ▪ common amenities (e.g. garden plots, play areas, storage) 	This policy was moved here from the Land Use Element		LU27: Allow cottage housing in residential areas of 6 dwelling units per acre and up, if the development goes through design review and adheres to the following characteristics: <ul style="list-style-type: none"> ▪ common open space

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	<ul style="list-style-type: none"> ▪ buildings, orchard) 			<ul style="list-style-type: none"> ▪ reduced parking areas ▪ detached homes ▪ common amenities (e.g. garden plots, play areas, storage buildings, orchard)
212 D	Goal H III: Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales	<p>Suggest updating for clarity as shown –</p> <p>Goal H III: Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that new development within the neighborhood is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.</p>		Goal H III: Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that new development within the neighborhood is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.
214 D	H22: Maintain the current ratio of owners and renters.	<p>Suggest deleting. Renter-occupied units continue to increase in Shoreline (currently there are 32 percent renter-occupied units).</p> <p>H22: — Maintain the current ratio of owners and renters.</p>		H22: — Maintain the current ratio of owners and renters.
218 H	H26: Anticipate future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions.			H26: Anticipate future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions.
226 D	H32: Encourage opportunities for seniors to remain in the community, as their housing needs change, through home share programs and development of a variety of housing products.		<p>Update to include disabled citizens and to clarify that the City encourages retrofitting of homes -</p> <p>H32: Encourage opportunities for seniors <u>and disabled citizens</u> to remain in the community, as their housing needs change, through home share programs and <u>development of a variety of housing products facilitating the retrofitting of homes for lifetime use.</u></p>	H32: Encourage opportunities for seniors <u>and disabled citizens</u> to remain in the community, as their housing needs change, through home share programs and <u>development of a variety of housing products facilitating the retrofitting of homes for lifetime use.</u>

Transportation Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>238</u> <u>D</u>	<p>T9: Develop a safe roadway system as a high priority. Examples of methods to improve safety include:</p> <ul style="list-style-type: none"> • center left turn lanes, • median islands, • turn prohibitions, • signals, illumination, • access management, and • other traffic engineering techniques. 	<p>Recommend a new policy:</p> <p>T 9: Consider reducing four-lane arterials to three where level of service standards can be maintained. Where four lane arterials are required to maintain levels of service, seek to improve safety by constructing a center turn lane with pedestrian refuges where feasible.</p> <p>Develop a safe roadway system as a high priority. Examples of methods to improve safety include:</p> <ul style="list-style-type: none"> • center left turn lanes, • median islands, • turn prohibitions, • signals, illumination, • access management, and • other traffic engineering techniques. 	Original T9 expanded upon in new safe and friendly streets policies.	<p>T 9: Consider reducing four-lane arterials to three where level of service standards can be maintained. Where four lane arterials are required to maintain levels of service, seek to improve safety by constructing a center turn lane with pedestrian refuges where feasible.</p> <p>Develop a safe roadway system as a high priority. Examples of methods to improve safety include:</p> <ul style="list-style-type: none"> • center left turn lanes, • median islands, • turn prohibitions, • signals, illumination, • access management, and • other traffic engineering techniques.
<u>239</u> <u>!</u>	New Policy	<p>Recommend a new policy:</p> <p>Tr: Consider installation of devices that increase safety of pedestrian crossings such as flags, in-pavement lights, pedestrian signals, and raised, colored and/or textured crosswalks.</p>		<p>Tr: Consider installation of devices that increase safety of pedestrian crossings such as flags, in-pavement lights, pedestrian signals, and raised, colored and/or textured crosswalks.</p>
<u>241</u> <u>!</u>	New Policy	<p>Recommend a new policy:</p> <p>Ts: Develop a comprehensive detailed street lighting and outdoor master lighting plan to guide ongoing public and private street lighting efforts. Adopt a hierarchy of street light levels based on land uses, crime rate and urban design policies.</p>		<p>Ts: Develop a comprehensive detailed street lighting and outdoor master lighting plan to guide ongoing public and private street lighting efforts. Adopt a hierarchy of street light levels based on land uses, crime rate and urban design policies.</p>

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>243</u> <u>I</u>	Goal T I: Develop a safe and efficient street system that accommodates all users and maximizes the people carrying capacity of the surface transportation system.	Recommend the following revision: Goal T I: Develop a safe, and efficient street system that accommodates all users and <u>effective multimodal transportation system to address overall mobility and accessibility. Maximize and maximizes the people carrying capacity of the surface transportation system.</u>		Goal T I: Develop a safe, and efficient street system that accommodates all users and effective multimodal transportation system to address overall mobility and accessibility. Maximize and maximizes the people carrying capacity of the surface transportation system.
<u>244</u> <u>D</u>	T1: Promote adequate capacity on the roadways and intersections to provide access to homes and businesses.	Recommend the following revision: T1: Implement the Transportation Master Plan that integrates green streets, bicycle routes, curb ramps, major sidewalk routes, street classification, bus routes and transit access, street lighting and roadside storm drainage improvements. Promote adequate capacity on the roadways and intersections to provide access to homes and businesses.		T1: Implement the Transportation Master Plan that integrates "Ggreen Sstreets", bicycle routes, curb ramps, major sidewalk routes, street classification, bus routes and transit access, street lighting and roadside storm drainage improvements. Promote adequate capacity on the roadways and intersections to provide access to homes and businesses.
<u>247</u> <u>I</u>	T3: Maintain Level of Service "D" by area-wide averaging in Zones 1, 2, and 3, and LOS "E" in Zones 4 and 5, and develop a funding plan to improve Level of Service. Improvements to transit service or other modes should be considered in developing a concurrency management system as a potential mitigation to increasing intersection capacity.	Recommend the following revision: T3: Adopt LOS E at the signalized intersections on the arterials within the City as the level of service standards for evaluating planning level concurrency and reviewing traffic impacts of developments, excluding the Highways of Statewide Significance (Aurora Avenue N and Ballinger Way NE) . The level of service shall be calculated with the delay method described in the Transportation Research Board's Highway Capacity Manual 2000 or its updated versions. Maintain Level of Service "D" by area-wide averaging in Zones 1, 2, and 3, and LOS "E" in Zones 4 and 5. Improvements to transit service or other modes should be considered in developing a concurrency management system as a potential mitigation to increasing intersection capacity.		T3: Adopt LOS E at the signalized intersections on the arterials within the City as the level of service standards for evaluating planning level concurrency and reviewing traffic impacts of developments, excluding the Highways of Statewide Significance (Aurora Avenue N and Ballinger Way NE) . The level of service shall be calculated with the delay method described in the Transportation Research Board's Highway Capacity Manual 2000 or its updated versions. Maintain Level of Service "D" by area-wide averaging in Zones 1, 2, and 3, and LOS "E" in Zones 4 and 5. Improvements to transit service or other modes should be considered in developing a concurrency management system as a potential mitigation to increasing intersection capacity.

Transportation Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>250</u> E	T5: Adopt the Arterial Classification map, and associated design standards. Identify and preserve adequate rights-of-way on roadways for future needs of all modes of transportation. Develop a street design manual that includes roadway classification, right-of-way needs, roadway/lane width, landscaping guidelines, sidewalk width, bicycle needs, transit needs, setbacks, or other features necessary to preserve rights-of-way for future improvements to the roadways. Submit the Classification System to the Federal Highway Administration for approval.	T5: <u>Utilize the Arterial Classification Map as a guide in balancing street function with land uses. Minimize through traffic on local streets.</u> Adopt the Arterial Classification map, and associated design standards. Identify and preserve adequate rights-of-way on roadways for future needs of all modes of transportation. Develop a street design manual that includes roadway classification, right-of-way needs, roadway/lane width, landscaping guidelines, sidewalk width, bicycle needs, transit needs, setbacks, or other features necessary to preserve rights-of-way for future improvements to the roadways. Submit the Classification System to the Federal Highway Administration for approval.		T5: <u>Utilize the Arterial Classification Map as a guide in balancing street function with land uses. Minimize through traffic on local streets.</u> Adopt the Arterial Classification map, and associated design standards. Identify and preserve adequate rights-of-way on roadways for future needs of all modes of transportation. Develop a street design manual that includes roadway classification, right-of-way needs, roadway/lane width, landscaping guidelines, sidewalk width, bicycle needs, transit needs, setbacks, or other features necessary to preserve rights-of-way for future improvements to the roadways. Submit the Classification System to the Federal Highway Administration for approval.
<u>252</u> G	T7: Recognize that the primary use of roadways in Shoreline is to move people. Parking on arterial roadways is a secondary need.	Recommend deleting. On-street parking is not specifically prohibited and is determined based on street standard, available right-of-way and other factors. T7: Recognize that the primary use of roadways in Shoreline is to move people. Parking on arterial roadways is a secondary need.		T7: Recognize that the primary use of roadways in Shoreline is to move people. Parking on arterial roadways is a secondary need.
<u>254</u> E	Goal T II: Support increased transit coverage and service throughout the region to improve mobility options for all Shoreline citizens.	Goal T II: <u>Improve mobility options for all Shoreline citizens by supporting increased transit coverage and service throughout the region to improve mobility options for all Shoreline citizens that connects local and regional destinations.</u>		Goal T II: <u>Improve mobility options for all Shoreline citizens by supporting increased transit coverage and service throughout the region to improve mobility options for all Shoreline citizens that connects local and regional destinations.</u>
<u>255</u> E	T13: Work with all transit providers to ensure that Shoreline residents have frequent and comprehensive transit options available to them for commuting, and for non-work trips.	T13: <u>Develop a detailed transit plan in coordination with transit providers to identify level of service targets, facilities and implementation measures to increase Shoreline residents' transit ridership. Review potential public transit service to schools.</u> Work with all transit providers to ensure that Shoreline residents have frequent and comprehensive transit options available to them for commuting, and for non-work trips.		T13: <u>Develop a detailed transit plan in coordination with transit providers to identify level of service targets, facilities and implementation measures to increase Shoreline residents' transit ridership. Review potential public transit service to schools.</u> Work with all transit providers to ensure that Shoreline residents have frequent and comprehensive transit options available to them for commuting, and for non-work trips.

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Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>263</u> G	T21: Ensure that Park and Ride lots are secure, safe, well lit, and have adequate capacity to serve demand. Park and Ride lots should be compatible with abutting uses. Park and Ride parking supply expansions should be structured parking when feasible.	Cover by T18 and land use policies. T21: Ensure that Park and Ride lots are secure, safe, well lit, and have adequate capacity to serve demand. Park and Ride lots should be compatible with abutting uses. Park and Ride parking supply expansions should be structured parking when feasible.		T21: Ensure that Park and Ride lots are secure, safe, well lit, and have adequate capacity to serve demand. Park and Ride lots should be compatible with abutting uses. Park and Ride parking supply expansions should be structured parking when feasible.
<u>264</u> G	T22: Existing and future publicly owned Park and Ride lots should be evaluated for the addition of compatible mixed uses and shared (joint-use) parking.	T22: Existing and future publicly owned Park and Ride lots should be evaluated for the addition of compatible mixed uses and shared (joint-use) parking.	Moved to the Parking section in the Land Use Element.	T22: Existing and future publicly owned Park and Ride lots should be evaluated for the addition of compatible mixed uses and shared (joint-use) parking.
<u>272</u> F	<u>NEW POLICY</u>	Recommend a new policy: Ts: Develop flexible sidewalk standards to fit a range of locations, needs and costs.		Ts: Develop flexible sidewalk standards to fit a range of locations, needs and costs.
<u>273</u> D	T27: Work with the School District to determine and construct high priority safe school walk routes. The City should partner with the School District to achieve these goals.	T27: Work <u>Partner</u> with the School District to determine and construct high priority safe school walk routes. <u>Support school crossing guard programs and other educational programs.</u> The City should partner with the School District to achieve these goals.		T27: Work <u>Partner</u> with the School District to determine and construct high priority safe school walk routes. <u>Support school crossing guard programs and other educational programs.</u> The City should partner with the School District to achieve these goals.
<u>277</u> G	T30: Require all commercial, multi-family and residential short-plat and long-plat developments to provide for sidewalks or separated all weather trails.	Delete. Addressed by development standards. T30: Require all commercial, multi-family and residential short-plat and long-plat developments to provide for sidewalks or separated all weather trails.		T30: Require all commercial, multi-family and residential short-plat and long-plat developments to provide for sidewalks or separated all weather trails.
<u>285</u> F	T36: Work with the School District to determine and encourage safe bike routes to schools. The City should partner with the School District to achieve these goals.			T36: Work with the School District to determine and encourage safe bike routes to schools. The City should partner with the School District to achieve these goals.
<u>289</u> D	T40: Make improvements to reduce barriers to bicycle travel and resolve bicycle safety problems.	T40: Make improvements to reduce barriers to bicycle travel and resolve bicycle safety problems.	Covered in T34, 37 & 38.	T40: Make improvements to reduce barriers to bicycle travel and resolve bicycle safety problems.

Transportation Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>292</u> E	<p>T42: Work with residents on non-arterial streets to reduce speeds and cut-through traffic with enforcement, traffic calming, signing, or other techniques. The City may want to develop and fund a traffic calming program intended to preserve the neighborhood character and safety on residential streets. These programs can range from enforcement and education, through the construction of physical devices such as speed humps, traffic circles, traffic diverters, chokers, chicanes, closures or partial closures, etc.</p> <p>During the public involvement process for this Plan, many of the neighborhoods identified areas that could be addressed. The implementation program should include a means by which priority areas can be determined. The Fire and Police Departments should be involved in the development of this program. The City should explore a program whereby neighborhoods could "buy" traffic-calming devices.</p>	<p>T42: Work with neighborhood residents on non-arterial streets to reduce speeds and cut-through traffic on non-arterial streets with enforcement, traffic calming, signing, or other techniques. <u>Design new residential streets to discourage cut-through traffic while maintaining the connectivity of the transportation system.</u> The City may want to develop and fund a traffic calming program intended to preserve the neighborhood character and safety on residential streets. These programs can range from enforcement and education, through the construction of physical devices such as speed humps, traffic circles, traffic diverters, chokers, chicanes, closures or partial closures, etc.</p> <p>During the public involvement process for this Plan, many of the neighborhoods identified areas that could be addressed. The implementation program should include a means by which priority areas can be determined. The Fire and Police Departments should be involved in the development of this program. The City should explore a program whereby neighborhoods could "buy" traffic-calming devices.</p>		<p>T42: Work with neighborhood residents on non-arterial streets to reduce speeds and cut-through traffic on non-arterial streets with enforcement, traffic calming, signing, or other techniques. <u>Design new residential streets to discourage cut-through traffic while maintaining the connectivity of the transportation system.</u> The City may want to develop and fund a traffic calming program intended to preserve the neighborhood character and safety on residential streets. These programs can range from enforcement and education, through the construction of physical devices such as speed humps, traffic circles, traffic diverters, chokers, chicanes, closures or partial closures, etc.</p> <p>During the public involvement process for this Plan, many of the neighborhoods identified areas that could be addressed. The implementation program should include a means by which priority areas can be determined. The Fire and Police Departments should be involved in the development of this program. The City should explore a program whereby neighborhoods could "buy" traffic-calming devices.</p>
<u>294</u> I	NEW POLICY	<p>Ti: <u>Monitor traffic growth on collector arterials and neighborhood collectors and take measures to keep volumes within reasonable limits.</u></p>		<p>Ti: <u>Monitor traffic growth on collector arterials and neighborhood collectors and take measures to keep volumes within reasonable limits.</u></p>

Transportation Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
301 D	<p>T47: New commercial and office developments should provide physical features supportive of the use of alternative modes of travel, such as:</p> <ul style="list-style-type: none"> ▪ preferential parking for carpools and vanpools; ▪ bicycle parking; ▪ on-site shower and changing facilities; ▪ transportation information kiosks or bulletin boards (with bus schedules); ▪ funding for education and marketing efforts; ▪ special loading and unloading facilities for transit, carpools, and vanpools; ▪ strong pedestrian linkages to off-site destinations (especially to transit stops). 	<p>T47: New commercial and office developments should provide physical features supportive of the use of alternative modes of travel, such as:</p> <ul style="list-style-type: none"> ▪ preferential parking for carpools and vanpools; ▪ bicycle parking; ▪ on-site shower and changing facilities; ▪ transportation information kiosks or bulletin boards (with bus schedules); ▪ funding for education and marketing efforts; ▪ special loading and unloading facilities for transit, carpools, and vanpools; ▪ strong pedestrian linkages to off-site destinations (especially to transit stops). 	Combined with T44 and new policies, below.	<p>T47: New commercial and office developments should provide physical features supportive of the use of alternative modes of travel, such as:</p> <ul style="list-style-type: none"> ▪ preferential parking for carpools and vanpools; ▪ bicycle parking; ▪ on-site shower and changing facilities; ▪ transportation information kiosks or bulletin boards (with bus schedules); ▪ funding for education and marketing efforts; ▪ special loading and unloading facilities for transit, carpools, and vanpools; ▪ strong pedestrian linkages to off-site destinations (especially to transit stops).
315 G	<p>T55: Analyze and if feasible implement a City-wide development impact fee program which will include transportation system improvements.</p>	<p>T55: <u>Use SEPA to provide traffic mitigation for system-wide impacts.</u> Analyze and if feasible implement a City-wide development impact fee program which will include transportation system improvements.</p>	<p>Further changes to this policy may be suggested to acknowledge projects that are consistent with anticipated traffic levels and therefore may be exempt from SEPA.</p>	<p>T55: <u>Use SEPA to provide traffic mitigation for system-wide impacts.</u> Analyze and if feasible implement a City-wide development impact fee program which will include transportation system improvements.</p>

Transportation Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
<u>321</u> F	<p>T61: Pursue one of the following actions in the event that the City is unable to fund the transportation capital improvements needed to maintain adopted transportation level of service standards:</p> <ul style="list-style-type: none"> ▪ Phase development which is consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate transportation improvements; ▪ Reassess the City's Land Use Plan to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation service standards; or ▪ Reassess the City's adopted transportation level of service standards to reflect levels that can be maintained, based on known financial resources. 	<p>T61: Pursue one of the following actions in the event that the City is unable to fund the transportation capital improvements needed to maintain adopted transportation level of service standards:</p> <ul style="list-style-type: none"> ▪ Phase development which is consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate transportation improvements; ▪ Reassess the City's Land Use Plan policies and regulations to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation service standards; or ▪ Reassess the City's adopted transportation level of service standards to reflect levels that can be maintained, based on known financial resources. 		<p>T61: Pursue one of the following actions in the event that the City is unable to fund the transportation capital improvements needed to maintain adopted transportation level of service standards:</p> <ul style="list-style-type: none"> ▪ Phase development which is consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate transportation improvements; ▪ Reassess the City's Land Use Plan policies and regulations to reduce the travel demand placed on the system to the degree necessary to meet adopted transportation service standards; or ▪ Reassess the City's adopted transportation level of service standards to reflect levels that can be maintained, based on known financial resources.
<u>332</u> G	<p>Goal TX: Maintain the transportation infrastructure so that it is safe and functional.</p>	<p>Goal TX: Maintain the transportation infrastructure so that it is safe and functional.</p>	Not a policy issue.	<p>Goal TX: Maintain the transportation infrastructure so that it is safe and functional.</p>
<u>333</u> G	<p>T69: Develop a regular maintenance schedule for all components of the transportation infrastructure. Develop maintenance schedules based on safety/imminent danger, and on preservation of resources.</p>	<p>T69: Develop a regular maintenance schedule for all components of the transportation infrastructure. Develop maintenance schedules based on safety/imminent danger, and on preservation of resources.</p>	Not a policy issue.	<p>T69: Develop a regular maintenance schedule for all components of the transportation infrastructure. Develop maintenance schedules based on safety/imminent danger, and on preservation of resources.</p>
<u>334</u> G	<p>T70: Inventory and inspect the transportation infrastructure.</p>	<p>T70: Inventory and inspect the transportation infrastructure.</p>	Not a policy issue.	<p>T70: Inventory and inspect the transportation infrastructure.</p>
<u>335</u> G	<p>T71: Establish a pavement management system.</p>	<p>T71: Establish a pavement management system.</p>	Not a policy issue.	<p>T71: Establish a pavement management system.</p>

Transportation Policies Requiring Additional City Council Deliberation

Item #	<i>Existing Goal/Policy</i>	<i>PC Workgroup Comments</i>	<i>Staff/Consultant Comments</i>	<i>Planning Commission Recommendation</i>
<u>336</u> <u>G</u>	T72: Upgrade our signal system to that it is responsive, fully interconnected, and moves people efficiently and safely.	T72: Upgrade our signal system to that it is responsive, fully interconnected, and moves people efficiently and safely.	Not a policy issue.	T72: Upgrade our signal system to that it is responsive, fully interconnected, and moves people efficiently and safely.
<u>337</u> <u>G</u>	T73: Ensure that the transit agencies maintain park and ride lots and bus zones so that they are clean, safe, secure and don not negatively impact surrounding land uses.	T73: Ensure that the transit agencies maintain park and ride lots and bus zones so that they are clean, safe, secure and don not negatively impact surrounding land uses.	Moved to the Parking section of the Land Use Element.	T73: Ensure that the transit agencies maintain park and ride lots and bus zones so that they are clean, safe, secure and don not negatively impact surrounding land uses.
<u>344</u> <u>F</u>	T79: Prohibit parking meters in Shoreline.	T79: Prohibit parking meters in Shoreline.	Deleted to preserve future option during 20-year planning period.	T79: Prohibit parking meters in Shoreline.

Utilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	Planning Commission Comments	Staff/Consultant Comments	Planning Commission Recommendation
345 F	<p>Goal U I: To promote city-wide utility services that are:</p> <ul style="list-style-type: none"> ▪ consistent, ▪ high quality, ▪ equitable, ▪ responsive, ▪ forward looking, and ▪ efficient. 	<p>Recommend combining with Goal II</p> <p>Goal U I: To promote city-wide utility services that are:</p> <ul style="list-style-type: none"> ▪ consistent ▪ high quality ▪ equitable ▪ responsive ▪ forward looking ▪ <u>environmentally sensitive and energy efficient</u> ▪ <u>locationally, and aesthetically sensitive, and</u> ▪ <u>functionally and financially efficient.</u> 		<p>Goal U I: To promote city-wide utility services that are:</p> <ul style="list-style-type: none"> ▪ consistent ▪ high quality ▪ equitable ▪ responsive ▪ forward looking ▪ <u>environmentally sensitive and energy efficient</u> ▪ <u>locationally, and aesthetically sensitive, and</u> ▪ <u>functionally and financially efficient.</u>
	Level of Service			
346 F	<p>U1: Promote the provision of utility services city-wide that meet service levels established in the Capital Facilities Element at reasonable rates.</p>	<p>Recommend revision to clarify what level of authority the City really has over these utility services, which are all outside the City's jurisdiction. Recommend removing language that suggests the City has authority over "establishing" levels of service.</p> <p>U1: Promote <u>Coordinate with utility providers to ensure that the provision of utility services are provided citywide and that meet service levels established identified/recommended in the Capital Facilities Element at reasonable rates.</u></p>		<p>U1: Promote <u>Coordinate with utility providers to ensure that the provision of utility services are provided citywide and that meet service levels established identified/recommended in the Capital Facilities Element at reasonable rates.</u></p>

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Item #	Existing Goals/Policies	Planning Commission Comments	Staff/Consultant Comments	Planning Commission Recommendation
357 F	<p>U11: Monitor and support technological advances which:</p> <ul style="list-style-type: none"> ▪ provide direct benefit the community, ▪ enhance the capacity and delivery of utility systems, ▪ are consistent with the comprehensive plan. 	<p>Delete existing policy – replace with the following policy. City should not be identified as the responsible party in monitoring technological advances. It is not the City's role to advise private utilities on enhancements they should make.</p> <p><u>Ub:</u> Encourage utilities to consider the replacement of outdated equipment with technologically updated or advanced alternatives, providing that the cost of the updated equipment is fiscally reasonable.</p> <p><u>U11:</u> Monitor and support technological advances which:</p> <ul style="list-style-type: none"> *provide direct benefit the community, *enhance the capacity and delivery of utility systems, <p>are consistent with the comprehensive plan.</p>		<p><u>Ub:</u> Encourage utilities to consider the replacement of outdated equipment with technologically updated or advanced alternatives, providing that the cost of the updated equipment is fiscally reasonable.</p> <p><u>U11:</u> Monitor and support technological advances which:</p> <ul style="list-style-type: none"> *provide direct benefit the community, *enhance the capacity and delivery of utility systems, <p>are consistent with the comprehensive plan.</p>
359 G	<p>U13: Encourage the use of ecologically sound site design in ways which enhance the provision of utility services through measures such as:</p> <ul style="list-style-type: none"> ▪ promoting the use of drought tolerant vegetation in landscaping to reduce water consumption, ▪ using native vegetation in places such as natural or buffer areas to reduce surface water or wetland impacts, ▪ promoting solar orientation on site to reduce energy consumption, ▪ reducing impervious surfaces or excessive run-off to maintain natural drainage systems, ▪ encouraging tree retention to prevent erosion, provide wildlife habitat, etc. 	<p>Move U13 to Capital Facilities since Water service is addressed there</p>		<p>Moved U13 to Capital Facilities- Water section.</p>
	City Managed Utilities – Surface Water			

Utilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	Planning Commission Comments	Staff/Consultant Comments	Planning Commission Recommendation
361 G	<p>U14: Resolve long standing flooding impacts, prevent new flooding impacts and ensure adequate surface water services for existing and anticipated development at service levels designated by the Capital Facilities Element.</p> <p>U15: Design, locate and construct surface water facilities to</p> <ul style="list-style-type: none"> ▪ promote water quality, ▪ enhance public safety, ▪ preserve and enhance natural habitat, ▪ protect environmentally sensitive areas, and ▪ reasonably minimize significant, individual and cumulative adverse impacts to the environment. 	<p>Policies U14 and U15 relate to flooding and water quality Move To Land Use —</p>		<i>Moved U14 and U15 to Land Use.</i>
	Non-City Managed Utilities – Water and Wastewater	Move to Capital Facilities		
366 G	<p>U20: Support local efforts to minimize inflow and infiltration and reduce excessive discharge of surface water into wastewater systems in order to</p> <ul style="list-style-type: none"> • reduce impacts on the wastewater system, and • enhance wastewater system capacity. 		<p>Delete – this is an issue for the service providers to address, rather than the City.</p> <p>U20: Support local efforts to minimize inflow and infiltration and reduce excessive discharge of surface water into wastewater systems in order to • reduce impacts on the wastewater system, and enhance wastewater system capacity.</p>	<p>U20: Support local efforts to minimize inflow and infiltration and reduce excessive discharge of surface water into wastewater systems in order to • reduce impacts on the wastewater system, and enhance wastewater system capacity.</p>
	Non-City Managed Utilities – Solid Waste			
367 G	<p>U21: Monitor solid waste collection providers for adequacy of service and compliance with service contracts.</p>	<p>Suggest deleting. U21: Monitor solid waste collection providers for adequacy of service and compliance with service contracts.</p>		<p>U21: Monitor solid waste collection providers for adequacy of service and compliance with service contracts.</p>
368 G	<p>U22: Support recycling efforts throughout the community.</p>	<p>Redundant with EN3. U22: Support recycling efforts throughout the community.</p>		<p>U22: Support recycling efforts throughout the community.</p>

Utilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	Planning Commission Comments	Staff/Consultant Comments	Planning Commission Recommendation
369 G	<p>U23: Investigate improvements to regional solid waste facilities in the Shoreline area and alternative sites in other areas in order to fully assess the costs, benefits and reduce impacts of each alternative on</p> <ul style="list-style-type: none"> • the region, • the community, and • adjacent areas. 	<p>Suggest deleting. Addressed in the Essential Public Facility section of the Land Use Element.</p> <p>U23: Investigate improvements to regional solid waste facilities in the Shoreline area and alternative sites in other areas in order to fully assess the costs, benefits and reduce impacts of each alternative on</p> <ul style="list-style-type: none"> •the region, •the community, and <p>adjacent areas.</p>		<p>U23: Investigate improvements to regional solid waste facilities in the Shoreline area and alternative sites in other areas in order to fully assess the costs, benefits and reduce impacts of each alternative on</p> <ul style="list-style-type: none"> •the region, •the community, and <p>adjacent areas.</p>
	Electricity			
372 F	<p>U26: Mitigate the aesthetic impacts of high voltage utility corridors and sub-stations within the community.</p>	<p>Recommend clarifying City's role:</p> <p>U26: <u>Encourage utilities to m</u>Mitigate the aesthetic impacts of high voltage utility corridors and sub-stations within the community.</p>	<p>Specify electric utilities:</p> <p>U26: <u>Encourage electric utilities to m</u>Mitigate the aesthetic impacts of high voltage utility corridors and sub-stations within the community.</p>	<p>U26: <u>Encourage electric utilities to m</u>Mitigate the aesthetic impacts of high voltage utility corridors and sub-stations within the community.</p>
373 G	NEW POLICY	<p>Recommend adding the following policies to address community concerns about tree preservation:</p> <p>Ue: <u>Encourage utility providers to limit disturbance to vegetation within major utility transmission corridors to that which is necessary for the safety and maintenance of transmission facilities.</u></p> <p>Uf: <u>Encourage utility providers to exercise restraint and sensitivity to neighborhood character in trimming tree limbs around aerial lines.</u></p> <p>Ug: <u>Encourage the planting of appropriate varieties of trees in the vicinity of power lines in compliance with applicable state regulations and sensitivity to necessary tree maintenance.</u></p>	<p>Specify electric utilities:</p> <p>Ue: <u>Encourage electric utility providers to limit disturbance to vegetation within major utility transmission corridors to that which is necessary for the safety and maintenance of transmission facilities.</u></p> <p>Uf: <u>Encourage electric utility providers to exercise restraint and sensitivity to neighborhood character in trimming tree limbs around aerial lines.</u></p> <p>Ug: <u>Encourage the planting of appropriate varieties of trees in the vicinity of power lines in compliance with applicable state regulations and sensitivity to necessary tree maintenance.</u></p>	<p>Ue: <u>Encourage electric utility providers to limit disturbance to vegetation within major utility transmission corridors to that which is necessary for the safety and maintenance of transmission facilities.</u></p> <p>Uf: <u>Encourage electric utility providers to exercise restraint and sensitivity to neighborhood character in trimming tree limbs around aerial lines.</u></p> <p>Ug: <u>Encourage the planting of appropriate varieties of trees in the vicinity of power lines in compliance with applicable state regulations and sensitivity to necessary tree maintenance.</u></p>

Utilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	Planning Commission Comments	Staff/Consultant Comments	Planning Commission Recommendation
374 G	<p>U27: Promote the gradual undergrounding of electrical systems throughout the community with an emphasis on undergrounding new wires in commercial areas. Costs of undergrounding should be equitably allocated between one or more of the following;</p> <ul style="list-style-type: none"> • ratepayers, • taxpayers, and • property owners. 	<p>Replace with the following two policies – City should encourage undergrounding as street construction or other redevelopment occurs, as well as undergrounding new wires in all areas.</p> <p>Uh: Promote the undergrounding of existing utility distribution lines where physically feasible as streets are widened and/or areas are redeveloped, based on coordination with local utilities.</p> <p>Ui: Promote the undergrounding of new utility distribution lines, with the exception of high voltage electrical transmission lines, based on coordination with local utilities.</p> <p>U27: Promote the gradual undergrounding of electrical systems throughout the community with an emphasis on undergrounding new wires in commercial areas. Costs of undergrounding should be equitably allocated between one or more of the following;</p> <ul style="list-style-type: none"> •ratepayers, •taxpayers, and <p>property owners.</p>	<p>Specify electric utilities:</p> <p>Uh: Promote the undergrounding of existing electric distribution lines where physically feasible as streets are widened and/or areas are redeveloped, based on coordination with local utilities.</p> <p>Ui: Promote the undergrounding of new electric distribution lines, with the exception of high voltage electrical transmission lines, based on coordination with local utilities.</p>	<p>Uh: Promote the undergrounding of existing electric distribution lines where physically feasible as streets are widened and/or areas are redeveloped, based on coordination with local utilities.</p> <p>Ui: Promote the undergrounding of new electric distribution lines, with the exception of high voltage electrical transmission lines, based on coordination with local utilities.</p>
	Telecommunications			
375 F	<p>U28: Explore strategies which minimize or reduce the impacts of telecommunication facilities and towers on the community.</p>	<p>Editing change.</p> <p>U28: Explore strategies which that minimize or reduce the impacts of telecommunication facilities and towers on the community.</p>		<p>U28: Explore strategies which that minimize or reduce the impacts of telecommunication facilities and towers on the community.</p>
	Natural Gas			

Utilities Policies Requiring Additional City Council Deliberation

<i>Item #</i>	<i>Existing Goals/Policies</i>	<i>Planning Commission Comments</i>	<i>Staff/Consultant Comments</i>	<i>Planning Commission Recommendation</i>
381 G	<p>U34: Encourage and work with telecommunication providers to develop fiber optic cable networks and other emerging technologies and increase interconnectivity between different networks.</p> <p>U35: Work with utility companies and public institutions to develop a full range of community information services, available to citizens and businesses through the telecommunication network.</p>	<p>Delete U34 and U35 – these are not the business of the City:</p> <p>U34: Encourage and work with telecommunication providers to develop fiber optic cable networks and other emerging technologies and increase interconnectivity between different networks.</p> <p>U35: Work with utility companies and public institutions to develop a full range of community information services, available to citizens and businesses through the telecommunication network.</p>		<p>U34: Encourage and work with telecommunication providers to develop fiber optic cable networks and other emerging technologies and increase interconnectivity between different networks.</p> <p>U35: Work with utility companies and public institutions to develop a full range of community information services, available to citizens and businesses through the telecommunication network.</p>

Parks, Recreation and Open Space Policies Requiring Additional City Council Deliberation

Item #	Ref. #	Existing Goal/Policy	Staff/Consultant Comments and Suggestions	Proposed to PRCS Board	PRCS Board Comments	Planning Commission Recommendation
382 F	GOAL 1	Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.	<i>No change.</i>	Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.	<i>Fine, as noted.</i>	Goal 1: Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.
383 F	Policy 1 (PR1)	Ensure that the Parks, Recreation and Cultural Services Department continually strives to meet the goals for both existing and planned population growth.	<i>Clarify reference to "goals".</i> Monitor changes in both existing and planned population and evaluate how the Parks, Recreation and Cultural Services Department can adapt to the changing population and varying needs	Monitor changes in both existing and planned population and evaluate how the Parks, Recreation and Cultural Services Department can adapt to the changing population and varying needs.	<i>Fine, as noted.</i>	PR1: <u>Monitor changes in</u> Ensure that the Parks, Recreation and Cultural Services Department continually strives to meet the goals for both existing and planned population and evaluate how the Parks, Recreation and Cultural Services Department can adapt to the changing population and varying needs <u>growth.</u>
384 F	Policy 2 (PR2)	Preserve, protect and enhance areas (where practical) with critical or unique natural features – such as stream corridors, wildlife habitats, shorelines and wetlands – especially if endangered by development.	<i>Integrated PR17. Added focus on stewardship, and educating citizens to be good stewards.</i> Strive to preserve, protect and enhance areas with critical or unique natural features -- such as stream corridors, wildlife habitats, shorelines and wetlands -- especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.	Strive to preserve, protect and enhance areas with critical or unique natural features -- such as stream corridors, wildlife habitats, shorelines and wetlands -- especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.	Preserve, protect and enhance areas with critical or unique natural features -- such as stream corridors, wildlife habitats, shorelines and wetlands -- especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.	PR 2: <u>Preserve, protect and enhance areas (where practical) with critical or unique natural features – such as stream corridors, wildlife habitats, shorelines and wetlands – especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.</u>
386 F	Policy 4 (PR4)	Look for opportunities to preserve and protect current open space.	<i>Clarify what "looking for opportunities" means.</i> Strive to proactively seek opportunities to preserve and protect existing open space, and acquire open space properties.	Strive to proactively seek opportunities to preserve and protect existing open space, and acquire open space properties.	Proactively seek opportunities to preserve and protect existing open space, and acquire open space properties.	PR 4: <u>Actively seek</u> Look for <u>opportunities to preserve, and protect, and acquire current open space, and acquire open space and waterfront access.</u>
390 F	Policy 7 (PR7)	Investigate alternative methods, for the financing of facility development, maintenance and operating needs to reduce costs.	Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.	Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.	<i>Fine, as noted.</i>	PR 7: <u>Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.</u>

Parks, Recreation and Open Space Policies Requiring Additional City Council Deliberation

Item #	Ref. #	Existing Goal/Policy	Staff/Consultant Comments and Suggestions	Proposed to PRCS Board	PRCS Board Comments	Planning Commission Recommendation
392 F	Policy 9 (PR9)	Ensure that water bodies in park settings are protected from degradation of water quality and that water quality remains a priority.	<i>Need to clarify water rights on water bodies in City limits.</i> Ensure that water bodies owned by the City in park settings are protected from degradation of water quality and that water quality remains a priority.	Ensure that water bodies owned by the City in park settings are protected from degradation of water quality and that water quality remains a priority.	<i>Want to clarify that this also includes protection of native habitat, fish, and other aquatic life. This policy addresses water quality. See new policy PRA, below proposed by staff in lieu of this policy statement.</i>	PR 9: Ensure that water bodies <u>owned by the City</u> in park settings are protected from degradation of water quality and that water quality remains a priority.
393 F	New Policy A (PRA)		<i>New Policy to address protection of aquatic habitat and species, see comment above.</i> Utilize sound maintenance practices and design and development guidelines to ensure the careful stewardship of natural resources and habitat in the park system.	Utilize sound maintenance practices and design and development guidelines to ensure the careful stewardship of natural resources and habitat in the park system		PRA: <u>Utilize sound maintenance practices and design and development guidelines to ensure the careful stewardship of natural resources and habitat in the park system</u>
394 F	Policy 10 (PR10)	Retain and develop underdeveloped public rights of way for public access and passive recreation where appropriate.	<i>No Change.</i>	Retain and develop underdeveloped public rights of way for public access and passive recreation where appropriate.	<i>Fine, as noted.</i>	PR 10: Retain and develop underdeveloped public rights of way for public access and passive recreation where appropriate.
399 F	Policy 14 (PR14)	Maintain a high profile in the community to help ensure that parks and recreation programs reflect the needs and desires of the community.	<i>Clarify with measure of public awareness.</i> Establish mechanisms to help ensure that parks, recreation and cultural services facilities and programs have high awareness levels within the community.	Establish mechanisms to help ensure that parks, recreation and cultural services facilities and programs have high awareness levels within the community.	<i>Fine, as noted.</i>	PR 14: <u>Establish mechanisms to help ensure that parks, recreation and cultural service facilities and programs have high awareness levels within the community.</u>
401 F	New Policy B (PRB)		<i>(This can be applied to sports field, pool and community center needs)</i> Upgrade active recreation and sports facilities to maximize public use by utilizing designs that meet current industry standards.		<i>Want a policy that addresses upgrading active park amenities. See staff comments and suggestions.</i>	PR B: <u>Upgrade active recreation and sports facilities to maximize public use by utilizing designs that meet current industry standards and attempt to incorporate innovative, low-impact development design and techniques.</u>

Parks, Recreation and Open Space Policies Requiring Additional City Council Deliberation

Item #	Ref. #	Existing Goal/Policy	Staff/Consultant Comments and Suggestions	Proposed to PRCS Board	PRCS Board Comments	Planning Commission Recommendation
404 C	GOAL 3	Seek partnerships and coordination with existing facility and program providers to strive for the efficient and equitable distribution of community and regional resources, and to maximize the usability of parks recreation resources to Shoreline residents.	<i>Clarify. Alliances is a broader term and can include partnerships. This adds "cultural" services to goal.</i> Seek alliances and coordination with facility and program providers to strive for the efficient and equitable distribution of community and regional resources, and to maximize the use of parks, recreation and cultural resources by Shoreline residents.	Seek alliances and coordination with facility and program providers to strive for the efficient and equitable distribution of community and regional resources, and to maximize the use of parks, recreation and cultural resources by Shoreline residents.	<i>Fine, as noted.</i>	Goal 3: Seek alliances <u>partnerships</u> and coordination with existing facility and program providers to strive for the efficient and equitable distribution of community and regional resources, and to maximize the usability-use <u>use</u> of parks, recreation <u>and cultural</u> resources to-by <u>by</u> Shoreline residents.
406 C	Policy 19 (PR19)	Develop partnerships with other public and private agencies and organizations in order to provide new or more efficient programming opportunities.	<i>Clarify. Alliances is a broader term and can include partnerships. Integrates PR23.</i> Develop alliances with other public and private agencies and organizations in order to avoid duplication and reduce costs through joint planning and development of facilities and programs.	Develop alliances with other public and private agencies and organizations in order to avoid duplication and reduce costs through joint planning and development of facilities and programs.	<i>Fine, as noted.</i>	PR 19: Develop alliances <u>partnerships</u> with other public and private agencies and organizations in order to provide <u>avoid duplication and reduce costs</u> through <u>joint planning and development of facilities and programs</u> new or more efficient programming opportunities.
409 C	Policy 22 (PR22)	Become the primary coordinating agency for leisure services in the Shoreline area.	<i>Focusing on building alliances, communication, and coordination among providers as discussed in other goals/policies – Shoreline not necessarily "primary."</i>	Seek to develop alliances and mechanisms for communication and coordination among leisure service providers in the Shoreline area.	<i>Fine, as noted.</i>	PR 22: Seek to develop alliances and mechanisms for communication and coordination among <u>Become the primary coordinating agency for leisure services providers in the Shoreline area.</u>
424 C F	Policy 34 (PR34)	Be a catalyst in the process of working with other organizations to satisfy the recreation needs of Shoreline residents. (This does not mean that the City needs to offer all of the services.)	<i>Clarify role of City. Integrated PR41.</i> Take a leadership role in building alliances fostering communication and coordination as the City and other organizations strive to satisfy the recreation and cultural needs of Shoreline residents while limiting duplication. Take a leadership role in satisfying the recreation and cultural needs of Shoreline residents, while limiting duplication, by fostering communication and coordination between the City and other organizations.	Take a leadership role in building alliances fostering communication and coordination as the City and other organizations strive to satisfy the recreation and cultural needs of Shoreline residents while limiting duplication.	<i>Simplify wording; difficult to understand intent.</i> See staff comments and suggestions.	PR 34: <u>Take a leadership role in building alliances fostering communication and coordination as the City and other organizations strive to satisfy the recreation and cultural needs of Shoreline residents while limiting duplication.</u> Be a catalyst in the process of working with other organizations to satisfy the recreation needs of Shoreline residents. (This does not mean that the City needs to offer all of the services.)
427 F	Policy 37 (PR37)	Offer children's and family programs during times that meet the growing needs of working parents.	<i>Addressed in broader PR36 – responding to changing needs would mean adjusting program offering times/dates to better accommodate schedules. Is there a need to call this out specifically?</i>	<i>Remove.</i>	<i>Fine, as noted.</i>	Offer children's and family programs during times that meet the growing needs of working parents.

Parks, Recreation and Open Space Policies Requiring Additional City Council Deliberation

Item #	Ref. #	Existing Goal/Policy	Staff/Consultant Comments and Suggestions	Proposed to PRCS Board	PRCS Board Comments	Planning Commission Recommendation
430 F	Policy 40 (PR40)	Assure the Shoreline Pool's program services are available to infant through senior adult-aged participants at times that meet the needs of all individuals.	<i>Integrated in PR 35. Is it necessary to call this out specifically?</i>	Remove.	<i>Fine, as noted.</i>	Assure the Shoreline Pool's program services are available to infant through senior adult-aged participants at times that meet the needs of all individuals.
432 F	Policy 42 (PR42)	Support the provision of senior adult, arts, and cultural history programs organizations.	<i>Keep due to current service delivery method. Support the provision of senior adult, arts, and cultural history programs through alliances and joint planning with service organizations.</i>	Support the provision of senior adult, arts, and cultural history programs through alliances and joint planning with service organizations.	Remove "the provision of." Support senior adult, arts, and cultural history programs through alliances and joint planning with service organizations.	PR 42: Support senior adult, arts, and cultural history programs through alliances and joint planning with service organizations.
433 D	Policy 43 (PR43)	Respect and celebrate through recreation programs that serve the diversity of cultures represented in our City.	<i>Clarify. Also addressed in PR34, PR 35 and PR 36. Develop recreation and cultural offerings that reflect the diversity of cultures represented in our City.</i>	Develop recreation and cultural offerings that reflect the diversity of cultures represented in our City.	<i>Fine, as noted.</i>	PR 43: Respect and celebrate through recreation programs that serve the diversity of cultures represented in our City.

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
443 F	CF6: Identify, construct, and maintain infrastructure systems and capital facilities needed to promote the full use of the zoning potential in areas zoned for commercial and mixed use areas.	Clarify language as shown – CF6: Identify, construct, and maintain needed infrastructure systems and capital facilities needed to promote facilitate development to the full use of the zoning potential in commercial and mixed use areas. To facilitate the maximum development potential of areas zoned for commercial and mixed uses, identify, construct, and maintain needed infrastructure systems and capital facilities needed to promote facilitate development to the full use of the zoning potential in commercial and mixed use areas.		CF6: To facilitate the maximum development potential of areas zoned for commercial and mixed uses, identify, construct, and maintain needed infrastructure systems and capital facilities, needed to promote facilitate development to the full use of the zoning potential in commercial and mixed use areas. To facilitate the maximum development potential of areas zoned for commercial and mixed uses, identify, construct, and maintain needed infrastructure systems and capital facilities, needed to promote facilitate development to the full use of the zoning potential in commercial and mixed use areas.
446 C	Moved from Utilities U19: Ensure appropriate mitigation for both the community and adjacent areas if Shoreline is chosen as the site for a regional wastewater facility, or otherwise impacted by the facility's development or operation.	Moved from Utilities Element edit for clarity: U19: Ensure appropriate mitigation for both the community and adjacent areas if Shoreline is selected chosen as the site for a regional wastewater capital facility-, or is otherwise impacted by the a regional facility's expansion, development, or operation.		U19: Ensure appropriate mitigation for both the community and adjacent areas if Shoreline is selected chosen as the site for a regional wastewater capital facility-, or is otherwise impacted by the a regional facility's expansion, development, or operation.
	Level of Service			
447 C	CF1: Assure that designated levels of service are adequate to meet the needs of existing and anticipated development.	Minor edit as shown – CF1: Assure Ensure that designated levels of service are adequate to meet the needs of existing and anticipated development.		CF1: Assure Ensure that designated levels of service are adequate to meet the needs of existing and anticipated development.
448 C	CF2: Assure that capital facility improvements that are needed to meet established level of service standards can be provided by the City or the responsible service providers.	Minor edit as shown – CF2: Assure Ensure that capital facility improvements that which are needed to meet established level of service standards can be provided by the City or the responsible service providers.		CF2: Assure Ensure that capital facility improvements that which are needed to meet established level of service standards can be provided by the City or the responsible service providers.
450 G	CF4: Minimize conflicts between level of service standards, capital improvement plans and service strategies for inter-related service providers.	Delete – ambiguous CF4: Minimize conflicts between level of service standards, capital improvement plans and service strategies for inter-related service providers.		CF4: Minimize conflicts between level of service standards, capital improvement plans and service strategies for inter-related service providers.

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
451 G	CF8: Do not issue building permits for new structures if adequate water, sewer, surface water management and transportation services are not available at designated service levels at the time of development.	Delete. This has been completed and is already addressed in the development regulations CF8: Do not issue building permits for new structures if adequate water, sewer, surface water management and transportation services are not available at designated service levels at the time of development.		CF8: Do not issue building permits for new structures if adequate water, sewer, surface water management and transportation services are not available at designated service levels at the time of development.
452 G	CF9: Maintain a planning goal that adequate fire and police services are available for new structures at the time of development.	Delete. This has been completed and is already addressed in the development regulations CF9: Maintain a planning goal that adequate fire and police services are available for new structures at the time of development.		CF9: Maintain a planning goal that adequate fire and police services are available for new structures at the time of development.
453 G	CF10: Promote the adequate provision of the full range of services e.g. parks, schools, municipal facilities, solid waste, telecommunications, etc. for new development at service levels that are consistent throughout the City.	Delete. Redundant with CF1 CF10: Promote the adequate provision of the full range of services e.g. parks, schools, municipal facilities, solid waste, telecommunications, etc. for new development at service levels that are consistent throughout the City.		CF10: Promote the adequate provision of the full range of services e.g. parks, schools, municipal facilities, solid waste, telecommunications, etc. for new development at service levels that are consistent throughout the City.
454 G	CF10.1: Work with all outside service providers to determine their ability to continue to meet service standards over the 20-year time frame of the Comprehensive Plan.	Delete. Redundant with CF1 CF10.1: Work with all outside service providers to determine their ability to continue to meet service standards over the 20-year time frame of the Comprehensive Plan.		CF10.1: Work with all outside service providers to determine their ability to continue to meet service standards over the 20-year time frame of the Comprehensive Plan.
Financing and Funding Priorities				
455 G	CF11: Capital Facility improvements which protect the public health and safety should be given highest funding priority.	Invert order of words for clarification: CF11: <u>Give highest funding priority to cCapital fFacility improvements that which protect the public health and safety, should be given highest funding priority.</u>		CF11: Give highest funding priority to cCapital fFacility improvements <u>that which</u> protect the public health and safety, <u>should be given highest funding priority.</u>

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
456 G	CF12: Capital Facility improvements which are needed to correct existing deficiencies or maintain existing levels of service should have funding priority over those which would significantly enhance service levels above those designated in the Comprehensive Plan, or which are intended to substantially improve the community's quality of life.	Delete. This is addressed in CF11 CF12: Capital Facility improvements which are needed to correct existing deficiencies or maintain existing levels of service should have funding priority over those which would significantly enhance service levels above those designated in the Comprehensive Plan, or which are intended to substantially improve the community's quality of life.		CF12: Capital Facility improvements which are needed to correct existing deficiencies or maintain existing levels of service should have funding priority over those which would significantly enhance service levels above those designated in the Comprehensive Plan, or which are intended to substantially improve the community's quality of life.
457 G	CF13: Improvements which are needed to provide critical City services such as police, surface water, and transportation at designated service levels concurrent with growth shall have funding priority for City funds over improvements which are needed to provide general services or facilities to development at designated service levels.	Delete. This is addressed in CF11 CF13: Improvements which are needed to provide critical City services such as police, surface water, and transportation at designated service levels concurrent with growth shall have funding priority for City funds over improvements which are needed to provide general services or facilities to development at designated service levels.		CF13: Improvements which are needed to provide critical City services such as police, surface water, and transportation at designated service levels concurrent with growth shall have funding priority for City funds over improvements which are needed to provide general services or facilities to development at designated service levels.
458 G	CF14: Support improvements that are consistent and concurrent with anticipated land use and growth as articulated in the Comprehensive Plan. Improvements that are inconsistent with the Plan shall not be allowed.	Delete. This policy is redundant and addresses something that is already a law and already allowed. CF14: Support improvements that are consistent and concurrent with anticipated land use and growth as articulated in the Comprehensive Plan. Improvements that are inconsistent with the Plan shall not be allowed.		CF14: Support improvements that are consistent and concurrent with anticipated land use and growth as articulated in the Comprehensive Plan. Improvements that are inconsistent with the Plan shall not be allowed.
459 G	CF15: Evaluate the establishment of fees to pay for all or a part of the operating costs of capital facility improvements.	Delete - this is already part of the general authority of government and this policy is not needed in the comprehensive plan. CF15: Evaluate the establishment of fees to pay for all or a part of the operating costs of capital facility improvements.		CF15: Evaluate the establishment of fees to pay for all or a part of the operating costs of capital facility improvements.
460 G	CF15.1: Provide a commitment to a future plan to select specific capital facilities projects and to determine funding sources for each selected project.	Delete – this is already addressed in the current CIP CF15.1: Provide a commitment to a future plan to select specific capital facilities projects and to determine funding sources for each selected project.		CF15.1: Provide a commitment to a future plan to select specific capital facilities projects and to determine funding sources for each selected project.

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
461 G	CF16: Fees which cover all, or a portion, of the costs of capital facility improvements should only be supported after careful consideration and after other funding sources are evaluated.	Delete and replace with: CFq: <u>Consider all available funding and financing mechanisms (such as rates, bonds, impacts fees, CIP funding, grants, etc.) for funding capital facilities.</u>		CF16: Fees which cover all, or a portion, of the costs of capital facility improvements should only be supported after careful consideration and after other funding sources are evaluated. CFq: <u>Consider all available funding and financing mechanisms (such as rates, bonds, impacts fees, CIP funding, grants, etc.) for funding capital facilities.</u>
466 G	CF17: Utility rates should be the primary source of revenue to fund improvements needed to provide the utility service for which they are collected.	Delete and replace with CFq above		CF17: Utility rates should be the primary source of revenue to fund improvements needed to provide the utility service for which they are collected.
467 G	CF18: Utility funds should primarily support the maintenance, construction, and operation of services and facilities needed to provide the utility service for which they are collected to the area where they are collected.	Delete and replace with CFq above		CF18: Utility funds should primarily support the maintenance, construction, and operation of services and facilities needed to provide the utility service for which they are collected to the area where they are collected.
468 G	CF19: Consider utilizing voter-approved bonds for large community wide facility improvements.	Delete and replace with CFq above		CF19: Consider utilizing voter-approved bonds for large community wide facility improvements.
469 G	CF20: Provide a program to allow developers to pay a fee (e.g. an impact fee) if appropriate in lieu of constructing required street frontage improvements, including sidewalks and stormwater facilities.	Delete and replace with CFq above		CF20: Provide a program to allow developers to pay a fee (e.g. an impact fee) if appropriate in lieu of constructing required street frontage improvements, including sidewalks and stormwater facilities.
470 G	CF21: Seek grants and cooperative funding agreements for funding improvements.	Delete and replace with CFq above		CF21: Seek grants and cooperative funding agreements for funding improvements.
	Mitigation and Efficiency			
473 F	CF23: Actively plan for opportunities that minimize the impact or that possibly enhance the natural environment in conjunction with capital improvements	Replace with the following (clarification) CFi: <u>Through site selection and design seek opportunities to minimize the impact of capital facilities on the environment, and if possible, include enhancements to the natural environment.</u>		CF23: Actively plan for opportunities that minimize the impact or that possibly enhance the natural environment in conjunction with capital improvements CFi: <u>Through site selection and design seek opportunities to minimize the impact of capital facilities on the environment, and if possible, include enhancements to the natural environment.</u>

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Coordination and Public Involvement			
475 F	CF25: Ensure opportunities for public participation in the development or improvement of capital facilities.			CF25: Ensure opportunities for public participation in the development or improvement of capital facilities.
477 F	CF27: Request that service providers make capital improvements where deficiencies in capital systems have been identified. Actively work with providers if necessary to address deficiencies which pose a threat to public safety or health or are needed to meet designated service levels.	Clarify as shown: CF27: Request that <u>non-city</u> service providers make capital <u>facility</u> improvements where deficiencies in <u>capital systems infrastructure and services</u> have been identified. Actively work with providers, <u>if necessary</u> to address deficiencies <u>which that</u> pose a threat to public safety or health, <u>or are needed</u> deficiencies in <u>to-meeting identified</u> designated service levels.		CF27: Request that <u>non-city</u> service providers make capital <u>facility</u> improvements where deficiencies in <u>capital systems infrastructure and services</u> have been identified. Actively work with providers, <u>if necessary</u> to address deficiencies <u>which that</u> pose a threat to public safety or health, <u>or are needed</u> deficiencies in <u>to-meeting identified</u> designated service levels.
479 F	CF29: Monitor the Capital Facility Plans of other public entities in the community to identify total costs and timing of improvements comprehensively and incorporate this information in the City's 6 year and 20 year Capital Facility Plans.	The specific capital facility plans to be adopted by reference in this plan will be listed in the introduction of this element. Recommend rephrasing the City's purpose in adopting these plans as shown. CF29: <u>Adopt updated capital facility plans for non-City capital facilities and services and review them for opportunities for: collocation of facilities; service enhancements and coordination with city facilities and services; development of public and environmental enhancements; and reductions to overall public costs for capital improvements. Any improvements to City capital facilities planned as a result of coordination with projects identified in non-City capital facility plans should be incorporated in the</u> Monitor the Capital Facility Plans of other public entities in the community to identify total costs and timing of improvements comprehensively and incorporate this information in the City's 6-year and 20-year Capital Facility Plans.		CF29: <u>Adopt updated capital facility plans for non-City capital facilities and services and review them for opportunities for: collocation of facilities; service enhancements and coordination with city facilities and services; development of public and environmental enhancements; and reductions to overall public costs for capital improvements. Any improvements to City capital facilities planned as a result of coordination with projects identified in non-City capital facility plans should be incorporated in the</u> Monitor the Capital Facility Plans of other public entities in the community to identify total costs and timing of improvements comprehensively and incorporate this information in the City's 6-year and 20-year Capital Facility Plans.

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
480 G	CF30: Identify the condition and maintenance and/or replacement schedule of all public capital facilities within Shoreline in order to: comprehensively assess the quality of infrastructure and facilities within the community, and identify probable existing or future unmet needs for improvements.	Delete. This was addressed in policies CF5, CFa, and various level of service policies		CF30: Identify the condition and maintenance and/or replacement schedule of all public capital facilities within Shoreline in order to: comprehensively assess the quality of infrastructure and facilities within the community, and identify probable existing or future unmet needs for improvements.
482 G	CF33: The Capital Facilities Plan (CFP) shall be reassessed at least biennially to confirm that long term financial capacity exists to provide adequate capital facilities and ensure consistency between the CFP and the Land Use Plan Note: Please see <i>Table 13</i>	Delete – this action is done anyway as a part of the planning process.		CF33: The Capital Facilities Plan (CFP) shall be reassessed at least biennially to confirm that long term financial capacity exists to provide adequate capital facilities and ensure consistency between the CFP and the Land Use Plan Note: Please see <i>Table 13</i>
483 G	CF34: The City's six-year Capital Improvement Program (CIP) shall serve as the short term budgetary process for implementing the long term Capital Facility Plan. Project priorities, funding allocations and financing strategies incorporated in the CIP shall be consistent with the long term CIP.	Move to General section and replace CP5		CF34: The City's six-year Capital Improvement Program (CIP) shall serve as the short term budgetary process for implementing the long term Capital Facility Plan. Project priorities, funding allocations and financing strategies incorporated in the CIP shall be consistent with the long term CIP.

Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation																								
		<p>New section: Service Standards <i>(Note: The policies shown in this section are from the narrative portion of the existing plan but are not shown as Plan policies)</i></p>																										
		<p>New Subsection: Municipal Capital Facilities and Services</p>																										
484 F	<p><i>This text is moved from the capital facilities general text and is formalized here to be adopted Levels of Service for City service providers.</i></p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Service/Facility</th> <th style="text-align: center;">Established Level of Service</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Transportation</td> <td>As established by the Transportation Element.</td> </tr> <tr> <td style="text-align: center;">Surface Water</td> <td>Consistent with the requirements of the current King County Surface Water Design Manual.</td> </tr> <tr> <td style="text-align: center;">Parks and Recreation</td> <td>As established by the Parks, Open Space and Recreation Plan.</td> </tr> </tbody> </table>	Service/Facility	Established Level of Service	Transportation	As established by the Transportation Element.	Surface Water	Consistent with the requirements of the current King County Surface Water Design Manual.	Parks and Recreation	As established by the Parks, Open Space and Recreation Plan.	<p>Recommend that there be a policy that adopts “Levels of Service” for City facilities for those facilities that the City wants a level of service for (other than the required Transportation facility LOS).</p> <p>Since Water Service and Wastewater Service standards are not within the authority of the City, they have been placed in Policy CFk, and rephrased.</p>	<p>CFj: The City of Shoreline adopts the following level of service standards <u>to be the which must be provided at these minimum thresholds to adequately serve new development, as well as the minimum thresholds to which the City will strive to provide for existing development:</u></p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Service/Facility</th> <th style="text-align: center;">Adopted Level of Service</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Transportation</td> <td>As established by the Transportation Element</td> </tr> <tr> <td style="text-align: center;">Surface Water</td> <td>Consistent with the requirements of the current King County Surface Water Design Manual <u>and the Surface Water Master Plan.</u></td> </tr> <tr> <td style="text-align: center;">Parks and Recreation</td> <td>As established by the Parks, Open Space and Recreation Plan.</td> </tr> </tbody> </table>	Service/Facility	Adopted Level of Service	Transportation	As established by the Transportation Element	Surface Water	Consistent with the requirements of the current King County Surface Water Design Manual <u>and the Surface Water Master Plan.</u>	Parks and Recreation	As established by the Parks, Open Space and Recreation Plan.	<p>CFj: The City of Shoreline adopts the following level of service standards <u>to be the which must be provided at these minimum thresholds to adequately serve new development, as well as the minimum thresholds to which the City will strive to provide for existing development:</u></p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: center;">Service/Facility</th> <th style="text-align: center;">Adopted Level of Service</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Transportation</td> <td>As established by the Transportation Element</td> </tr> <tr> <td style="text-align: center;">Surface Water</td> <td>Consistent with the requirements of the current King County Surface Water Design Manual <u>and the Surface Water Master Plan.</u></td> </tr> <tr> <td style="text-align: center;">Parks and Recreation</td> <td>As established by the Parks, Open Space and Recreation Plan.</td> </tr> </tbody> </table>	Service/Facility	Adopted Level of Service	Transportation	As established by the Transportation Element	Surface Water	Consistent with the requirements of the current King County Surface Water Design Manual <u>and the Surface Water Master Plan.</u>	Parks and Recreation	As established by the Parks, Open Space and Recreation Plan.
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Capital Facilities Policies Requiring Additional City Council Deliberation

Item #	Existing Goals/Policies	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation																		
		New Subsection: Non-Municipal Capital Facilities and Services																				
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Wastewater	Collection of peak wastewater discharge plus infiltration and inflow resulting in zero overflow events per year due to capacity and maintenance inadequacies (or consistent with current health standards) not to be less than an average rate of 100 gallons per capita per day.	<p>Workgroup did not state definitively how this should be addressed, except that the City should be careful of establishing a formal “level of service” for services and facilities not in the City’s control.</p>	<p>Recommend the following:</p> <p>CFk: The City of Shoreline shall <u>establish the following planning goals to provide targets to guide the future delivery of community services and facilities and to provide a measure to evaluate the adequacy of actual services</u> require that new and existing development have access to the following non-municipal services provided at the following minimum service thresholds:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Service/Facility</th> <th style="width: 80%;">Established Target Level of Service</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Water:</td> <td>Consistent with fire flow rates stated in the Uniform Fire Code (based upon land use type) not to be less than an overall average utilization rate of 270 gallons per capita per day.</td> </tr> <tr> <td style="text-align: center;">Wastewater:</td> <td>Collection of peak wastewater discharge plus infiltration and inflow resulting in zero overflow events per year due to capacity and maintenance inadequacies (or consistent with current health standards) not to be less than an average rate of 100 gallons per capita per day.</td> </tr> </tbody> </table>	Service/Facility	Established Target Level of Service	Water:	Consistent with fire flow rates stated in the Uniform Fire Code (based upon land use type) not to be less than an overall average utilization rate of 270 gallons per capita per day.	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Capital Facilities Policies Requiring Additional City Council Deliberation

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487 G	<p>This text is moved from the CF appendix material and is formalized here as an adopted recommended <u>GOAL</u> for non-City service providers.</p> <p>CFI: The City of Shoreline adopts the following service standard goals for the non-City services and facilities:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 15%;">Service/Facility</th> <th style="width: 85%;">Service Standard Goal</th> </tr> </thead> <tbody> <tr> <td>Police:</td> <td>0.85 officers per 1,000 residents and a response time of 5 minutes or less to all high priority calls and within 30 minutes to all calls.</td> </tr> <tr> <td>Fire:</td> <td>Respond to 90% or more of all emergencies (fire or medical) within 5 minutes or less. For fire emergencies, have 5 firefighters on the scene within 5 minutes and 10 firefighters on the scene within 10 minutes.</td> </tr> <tr> <td>Public Schools:</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Elementary</td> <td>550 students per elementary school.</td> </tr> <tr> <td style="padding-left: 20px;">Middle</td> <td>1,000 students per middle school.</td> </tr> <tr> <td style="padding-left: 20px;">High</td> <td>2,000 students per high school.</td> </tr> </tbody> </table>	Service/Facility	Service Standard Goal	Police:	0.85 officers per 1,000 residents and a response time of 5 minutes or less to all high priority calls and within 30 minutes to all calls.	Fire:	Respond to 90% or more of all emergencies (fire or medical) within 5 minutes or less. For fire emergencies, have 5 firefighters on the scene within 5 minutes and 10 firefighters on the scene within 10 minutes.	Public Schools:		Elementary	550 students per elementary school.	Middle	1,000 students per middle school.	High	2,000 students per high school.	<p>The Workgroup indicated support for not assigning levels of service for facilities and services that the City does not control.</p>	<p>Recommend deletion of these service standards</p>	<p>CFI: The City of Shoreline adopts the following service standard goals for the non-City services and facilities:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 15%;">Service/Facility</th> <th style="width: 85%;">Service Standard Goal</th> </tr> </thead> <tbody> <tr> <td>Police:</td> <td>0.85 officers per 1,000 residents and a response time of 5 minutes or less to all high priority calls and within 30 minutes to all calls.</td> </tr> <tr> <td>Fire:</td> <td>Respond to 90% or more of all emergencies (fire or medical) within 5 minutes or less. For fire emergencies, have 5 firefighters on the scene within 5 minutes and 10 firefighters on the scene within 10 minutes.</td> </tr> <tr> <td>Public Schools:</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Elementary</td> <td>550 students per elementary school.</td> </tr> <tr> <td style="padding-left: 20px;">Middle</td> <td>1,000 students per middle school.</td> </tr> <tr> <td style="padding-left: 20px;">High</td> <td>2,000 students per high school.</td> </tr> </tbody> </table>	Service/Facility	Service Standard Goal	Police:	0.85 officers per 1,000 residents and a response time of 5 minutes or less to all high priority calls and within 30 minutes to all calls.	Fire:	Respond to 90% or more of all emergencies (fire or medical) within 5 minutes or less. For fire emergencies, have 5 firefighters on the scene within 5 minutes and 10 firefighters on the scene within 10 minutes.	Public Schools:		Elementary	550 students per elementary school.	Middle	1,000 students per middle school.	High	2,000 students per high school.
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Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Quality of Life			
492 F	<p>Goal ED I: To maintain and improve the quality of life in the community by increasing professional services such as doctors, lawyers, and accountants, and enhancing the image of Shoreline as a good place to work, shop and live by:</p> <ul style="list-style-type: none"> • Strengthening residential neighborhoods, i.e., less tax burden, funds for enhancement projects, providing more retail choices; • Increasing job opportunities and the job base • Providing quality public services; • Preserving community character; • Protecting environmental quality; • Diversifying the economic base; • Providing for efficient transportation systems; and • Stabilizing economic ups and downs. 	<p>Suggest updating to read as follows –</p> <p>Goal ED I: To maintain and improve the quality of life in the community by: <u>increasing professional services such as doctors, lawyers, and accountants, and enhancing the image of Shoreline as a good place to work, shop and live by:</u></p> <ul style="list-style-type: none"> • Strengthening residential neighborhoods, i.e., less tax burden, funds for enhancement projects, providing more retail choices • Increasing job opportunities and the job base, <u>including professional services</u> • Providing quality public services • Preserving community character • Protecting environmental quality • Diversifying the economic base <u>to help stabilize the economy</u> • <u>Providing-Promoting for</u> efficient transportation systems • Stabilizing economic ups and downs 		<p>Goal ED I: To mmaintain and improve the quality of life in the community by: <u>increasing professional services such as doctors, lawyers, and accountants, and enhancing the image of Shoreline as a good place to work, shop and live by:</u></p> <ul style="list-style-type: none"> • Strengthening residential neighborhoods, i.e., less tax burden, funds for enhancement projects, providing more retail choices • Increasing job opportunities and the job base, <u>including professional services</u> • Providing quality public services • Preserving community character • Protecting environmental quality • Diversifying the economic base <u>to help stabilize the economy</u> • <u>Providing-Promoting for</u> efficient transportation systems • Stabilizing economic ups and downs
	Recommend new section: Sustainable Revenue			

Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
496 F	NEW GOAL	<u>Goal a:</u> Support economic development and retail activity so as to maintain sustainable sources of revenue.		<u>Goal EDa:</u> Support economic development and retail activity so as to maintain sustainable sources of revenue.
497 F	NEW POLICY	<u>EDe:</u> Encourage and support retail activity within the City.		<u>EDe:</u> Encourage and support retail activity within the City.
498 F	NEW POLICY	<u>EDf:</u> Encourage and support revitalization and construction spending within the City.		<u>EDf:</u> Encourage and support revitalization and construction spending within the City.
Expand the Job Base				
506 F	NEW POLICY	Suggest new policy to improve the balance of types of jobs: <u>EDg:</u> Work to improve the mix and balance of jobs available in Shoreline.		<u>EDg:</u> Work to improve the mix and balance of jobs available in Shoreline.
Opportunities for Economic Development				
509 C	ED11: Recognize the North City business district as a local commercial area that is ready for revitalization to thrive and better serve the local community.	Recommend combining with policy ED 12: ED11: Revitalize existing Recognize the North City-business districts as appropriate a local commercial area that is ready for revitalization to thrive and better serve the local community.		ED11: Revitalize existing Recognize the North City-business districts as appropriate a local commercial area that is ready for revitalization to thrive and better serve the local community.
511 F	NEW POLICY	Recommend creating a policy to identify those areas where regional business and office development might occur: <u>EDh:</u> Recognize regional commercial and office districts that can be revitalized to better serve the broader community, improve retail sales tax revenue, and increase the jobs base in Shoreline.		<u>EDh:</u> Recognize regional commercial and office districts that can be revitalized to better serve the broader community, improve retail sales tax revenue, and increase the jobs base in Shoreline.

Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
514 G	ED15: Maintain an inventory of commercial sites and provide this information to prospective developers.	Suggest deleting. ED15: Maintain an inventory of commercial sites and provide this information to prospective developers.		ED15: Maintain an inventory of commercial sites and provide this information to prospective developers.
	City Role			
522 F	ED22: Direct capital facilities in key areas as exemplary development to promote the City's image, create a sense of place, and a place to locate business.	Suggest updating as follows - ED22: Direct capital facilities improvements in to key areas as exemplary development to promote the City's image, create a sense of place, and a <u>place to locate to attract businesses.</u>		ED22: Direct capital facilities improvements in to key areas as exemplary development to promote the City's image, create a sense of place, and a <u>place to locate to attract businesses.</u>
523 F	ED23: Actively work with the King County, Snohomish County, Shoreline Community College, SnoKing Economic Development Council, neighboring cities, Shoreline Chamber of Commerce, local business associations to stimulate business retention and implement interlocal and regional strategies.	Suggest updating as follows - ED23: Actively work with <u>other jurisdictions, agencies, economic development organizations and the King County, Snohomish County, Shoreline Community College, SnoKing Economic Development Council, neighboring cities, Shoreline Chamber of Commerce,</u> local business associations to stimulate business retention and implement interlocal and regional strategies.		ED23: Actively work with <u>other jurisdictions, agencies, economic development organizations and the King County, Snohomish County, Shoreline Community College, SnoKing Economic Development Council, neighboring cities, Shoreline Chamber of Commerce,</u> local business associations to stimulate business retention and implement interlocal and regional strategies.
527 F	NEW POLICY	While somewhat redundant to ED 26, the following suggested new policy is related more to attracting new types of uses, rather than better accommodating existing uses. EDi: <u>Ensure suitably zoned sites for a range of desirable employment-based uses.</u>		EDi: <u>Ensure suitably zoned sites for a range of desirable employment-based uses.</u>

Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
531 F	ED30: Work in partnership with the Chamber of Commerce, neighborhood business associations, development councils tourist and convention bureaus, visitor bureaus to promote Shoreline.	Repetitive with ED23 suggest deleting. ED30: Work in partnership with the Chamber of Commerce, neighborhood business associations, development councils tourist and convention bureaus, visitor bureaus to promote Shoreline.		ED30: Work in partnership with the Chamber of Commerce, neighborhood business associations, development councils tourist and convention bureaus, visitor bureaus to promote Shoreline.
532 F	ED31: Take advantage of marketing resources and opportunities to contact businesses which might locate in Shoreline and to enhance the overall and economic image of the community.	Repetitive with ED21. Suggest deleting. ED31: Take advantage of marketing resources and opportunities to contact businesses which might locate in Shoreline and to enhance the overall and economic image of the community.		ED31: Take advantage of marketing resources and opportunities to contact businesses which might locate in Shoreline and to enhance the overall and economic image of the community.
Infrastructure Requirements				
545 F	ED40: Create strong pedestrian and circulation linkages within the commercial areas and connecting these areas to neighborhoods.	Suggest deleting. Repetitive with policies in the Community Design Element. ED40: Create strong pedestrian and circulation linkages within the commercial areas and connecting these areas to neighborhoods.		ED40: Create strong pedestrian and circulation linkages within the commercial areas and connecting these areas to neighborhoods.
547 F	ED42: Promote the maintenance and development of high quality transportation and transit facilities that serve commercial development.	Suggest deleting. Repetitive with Transportation Element. ED42: Promote the maintenance and development of high quality transportation and transit facilities that serve commercial development.		ED42: Promote the maintenance and development of high quality transportation and transit facilities that serve commercial development.

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Site and Building Design			
549	<p>CD1: Encourage design of major private and public buildings to create distinctive reference points in the community.</p>			<p>CD1: Encourage design of major private and public buildings to create distinctive reference points in the community.</p>
550 F	<p>CD2: Adopt design criteria for development proposals so that new projects contribute to the community and complement adjacent development.</p> <p>Design criteria should address contributions to the public realm, consistency with adjacent development, quality, preservation of trees and natural areas.</p>	<p>Recommend updating to recognize design standards that have been adopted.</p> <p>CD2: Adopt design criteria for <u>Ensure that</u> development proposals <u>are consistent with adopted design standards</u> so that new projects contribute to the community and complement adjacent development.</p> <p>Design criteria should address contributions to the public realm, consistency with adjacent development, quality, preservation of trees and natural areas.</p>		<p>CD2: Adopt design criteria for <u>Ensure that</u> development proposals <u>are consistent with adopted design standards</u> so that new projects contribute to the community and complement adjacent development.</p> <p>Design criteria should address contributions to the public realm, consistency with adjacent development, quality, preservation of trees and natural areas.</p>
551 F	<p>CD3: Provide development incentives to encourage designs for the built environment that are visually stimulating and thoughtful, and that convey quality architecture, workmanship and durability in building materials.</p>	<p>Suggest updating language for clarity –</p> <p>CD3: Provide development incentives to encourage designs for the built environment <u>development that are is</u> visually stimulating and thoughtful, and that convey quality architecture, workmanship and durability in building materials.</p>		<p>CD3: Provide development incentives to encourage designs for the built environment <u>development that are is</u> visually stimulating and thoughtful, and that convey quality architecture, workmanship and durability in building materials.</p>
554 F	<p>CD6: Encourage adjacent development to enhance, incorporate, and reinforce designated gateways.</p>	<p>Suggest Deleting. Redundant with the City's adopted the Gateway Master Plan (January 2003).</p> <p>CD6: Encourage adjacent development to enhance, incorporate, and reinforce designated gateways.</p>		<p>CD6: Encourage adjacent development to enhance, incorporate, and reinforce designated gateways.</p>
558 F	<p>CD10: Design rooftop mechanical equipment, loading areas and dumpsters screening so that it is integral to the building architecture.</p>	<p>Revise wording to make it clear that this is a policy for the City to apply to development.</p> <p>CD10: <u>To minimize visual impacts, Design encourage</u> rooftop mechanical equipment, loading areas and dumpsters screening <u>to be designed</u> so that it is integral to the building architecture.</p>		<p>CD10: <u>To minimize visual impacts, Design encourage</u> rooftop mechanical equipment, loading areas and dumpsters screening <u>to be designed</u> so that it is integral to the building architecture.</p>

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
559 F	CD11: Use building and site design, landscaping, and shielded lighting to buffer the visual impact of development on residential areas.	<p>Revise wording to make it clear that this is a policy for the City to apply to new development.</p> <p>CD11: Use building and site design, landscaping, and shielded lighting to buffer the visual impact of commercial, office, industrial and institutional development on residential areas by encouraging appropriate building and site design, landscaping, and shielded lighting to be used.</p>		CD11: Use building and site design, landscaping, and shielded lighting to buffer the visual impact of commercial, office, industrial and institutional development on residential areas by encouraging appropriate building and site design, landscaping, and shielded lighting to be used.
	Signs			
562 B	CD14: Ensure that sign design and placement complements the building architecture.			CD14: Ensure that sign design and placement complements the building architecture.
563 B	CD15: Ensure that signs provide information and make a positive visual contribution to the character of the community.			CD15: Ensure that signs provide information and make a positive visual contribution to the character of the community.
564 B	CD16: Discourage multiple or large signs that clutter, distract, and dominate the streetscape of commercial areas.			CD16: Discourage multiple or large signs that clutter, distract, and dominate the streetscape of commercial areas.
565 B	CD17: Initiate removal of billboards using an amortization schedule.			CD17: Initiate removal of billboards using an amortization schedule.
566 B	CD18: Consolidate signs on a single structure where a commercial development includes multiple businesses.	<p>Revise wording to make it clear that this is a policy for the City to apply to new development.</p> <p>CD18: Encourage the consolidation of signs on a single structure where a commercial development includes multiple businesses.</p>		CD18: Encourage the consolidation of signs on a single structure where a commercial development includes multiple businesses.
576 F	CD28: Provide public places of various sizes and types throughout the community by designating areas where public places do exist and should exist.	<p>Update language for clarity –</p> <p>CD28: Provide public places-spaces of various sizes and types throughout the community by designating areas where public places do exist and should exist.</p>		CD28: Provide public places-spaces of various sizes and types throughout the community by designating areas where public places do exist and should exist.

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
579 F	<p>CD31: Ensure access to sunlight and fresh air in public places by designing buildings and open areas that prevent building shadows during periods of the year and times of the day when outdoor activity is most prevalent.</p>	<p>Update language for clarity –</p> <p>CD31: Ensure access to sunlight and fresh air in public places <u>spaces</u> by <u>encouraging designing buildings and site designs</u> open areas that prevent building shadows from shading gathering spaces during periods of the year and times of the day when outdoor activity is most prevalent.</p>		<p>CD31: Ensure access to sunlight and fresh air in public places <u>spaces</u> by <u>encouraging designing buildings and site designs</u> open areas that prevent building shadows from shading gathering spaces during periods of the year and times of the day when outdoor activity is most prevalent.</p>
	Public Art			
582 F	<p>CD34: Support a variety of artwork and arts activities in public places, such as parks, public buildings, rights-of-way, and plazas.</p>	<p>CD34: Encourage Support a variety of artwork and arts activities in public places, such as parks, public buildings, rights-of-way, and plazas.</p>		<p>CD34: Encourage Support a variety of artwork and arts activities in public places, such as parks, public buildings, rights-of-way, and plazas.</p>
583 F	<p>CD35: Develop diverse and commendable arts resources.</p>	<p>Unclear policy direction, recommend deleting.</p> <p>CD35: Develop diverse and commendable arts resources.</p>		<p>CD35: Develop diverse and commendable arts resources.</p>
	Sidewalks, Walkways and Trails			
586 F	<p>CD38: Ensure continuous, wide, and accessible sidewalks for the disabled along principal, minor, and collector arterials. These improvements should be connected with abutting land uses.</p>	<p>Addressed by the Transportation Element. Recommend deleting.</p> <p>CD38: Ensure continuous, wide, and accessible sidewalks for the disabled along principal, minor, and collector arterials. These improvements should be connected with abutting land uses.</p>		<p>CD38: Ensure continuous, wide, and accessible sidewalks for the disabled along principal, minor, and collector arterials. These improvements should be connected with abutting land uses.</p>
587 F	<p>CD39: Provide clear and identifiable circulation systems into and through Shoreline's large commercial blocks to improve pedestrian activity.</p>	<p>Addressed by the Transportation Element. Recommend deleting.</p> <p>CD39: Provide clear and identifiable circulation systems into and through Shoreline's large commercial blocks to improve pedestrian activity.</p>		<p>CD39: Provide clear and identifiable circulation systems into and through Shoreline's large commercial blocks to improve pedestrian activity.</p>

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Street Corridors			
589 F	<p>CD41: Design boulevards, where designated, to include street trees, median plantings, special lighting, setback sidewalks, signs, street names, flower displays, public art, kiosks, prominent crosswalks, and decorative paving.</p>	<p>Recommend replacing CD41 and CD45 with three new policies that more clearly spell out the intent of green streets:</p> <p>CD41: Design boulevards, where designated, to include street trees, median plantings, special lighting, setback sidewalks, signs, street names, flower displays, public art, kiosks, prominent crosswalks, and decorative paving.</p> <p>CDa: <u>Develop green street standards to be applied as an overlay to existing street design standards. The green street standard shall provide guidelines for an enhanced streetscape, including street trees, landscaping, lighting, pathways, crosswalks, bicycle facilities, decorative paving, signs, seasonal displays, and public art. The green street standards shall vary consistent with the underlying street classification.</u></p> <p>CDb: <u>Develop a program to implement green street improvements that prioritizes connections to schools, parks, neighborhood centers and other key destinations.</u></p> <p>CDc: <u>Coordinate the Green Streets program with policies to provide vehicle, pedestrian and bicycle mobility; safe and friendly streets; parks and recreation opportunities; and enhanced storm drainage.</u></p>		<p>CD41: Design boulevards, where designated, to include street trees, median plantings, special lighting, setback sidewalks, signs, street names, flower displays, public art, kiosks, prominent crosswalks, and decorative paving.</p> <p>CDa: <u>Develop “Green Streets” standards to be applied as an overlay to existing street design standards. The “Green Streets” standard shall provide guidelines for an enhanced streetscape, including street trees, landscaping, lighting, pathways, crosswalks, bicycle facilities, decorative paving, signs, seasonal displays, and public art. The “Green Streets” standards shall vary consistent with the underlying street classification.</u></p> <p>CDb: <u>Develop a program to implement “Green Street” improvements that prioritizes connections to schools, parks, neighborhood centers and other key destinations.</u></p> <p>CDc: <u>Coordinate the “Green Streets” program with policies to provide vehicle, pedestrian and bicycle mobility; safe and friendly streets; parks and recreation opportunities; and enhanced storm drainage.</u></p>
590 F	<p>CD53: Provide identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping to enhance corridor appearance and create distinctive districts.</p>	<p>Relocated from Commercial Section. Update to put objective of the policy first -</p> <p>CD53: To enhance corridor appearance and create distinctive districts. Provide identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping, to enhance corridor appearance and create distinctive districts.</p>		<p>CD53: To enhance corridor appearance and create distinctive districts. Provide identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping, to enhance corridor appearance and create distinctive districts.</p>

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
591 F	CD42: Encourage streetscape designs that provide ample pedestrian gathering places at corners and which unify corners of key intersections involving principal arterials.	Update language for clarity – CD42: Encourage streetscape designs that provide ample pedestrian gathering spaces places at corners and which to unify corners of key intersections involving principal arterials.		CD42: Encourage streetscape designs that provide ample pedestrian gathering spaces places at corners and which to unify corners of key intersections involving principal arterials.
	Transit Facility			
596 F	CD47: Design and locate bike racks, wheelchair access, pedestrian amenities, and other modes of transportation so that they are coordinated with transit facilities.	Recommend deleting. Redundant with Transportation Element goals and policies. CD47: Design and locate bike racks, wheelchair access, pedestrian amenities, and other modes of transportation so that they are coordinated with transit facilities.		CD47: Design and locate bike racks, wheelchair access, pedestrian amenities, and other modes of transportation so that they are coordinated with transit facilities.
	Neighborhood Commercial			
604 F	CD54: Incorporate architectural character, landscaping, and signs into commercial areas to create a cohesive appearance and functions that are complementary.	Suggest deleting. Redundant with general Community Design policies. CD54: Incorporate architectural character, landscaping, and signs into commercial areas to create a cohesive appearance and functions that are complementary.		CD54: Incorporate architectural character, landscaping, and signs into commercial areas to create a cohesive appearance and functions that are complementary.
605 F	CD55: Ensure that perimeter areas of commercial districts use appropriate planting, lighting, and signs to blend with surrounding commercial development and to buffer adjacent residential neighborhoods.	Suggest deleting. Redundant with general Community Design policies. CD55: Ensure that perimeter areas of commercial districts use appropriate planting, lighting, and signs to blend with surrounding commercial development and to buffer adjacent residential neighborhoods.		CD55: Ensure that perimeter areas of commercial districts use appropriate planting, lighting, and signs to blend with surrounding commercial development and to buffer adjacent residential neighborhoods.
607 F	CD57: Encourage buildings on adjacent but separate properties to have common walls.	Suggest deleting. Unclear of intent of policy. CD57: Encourage buildings on adjacent but separate properties to have common walls.		CD57: Encourage buildings on adjacent but separate properties to have common walls.

Community Design Economic Development Policies Requiring Additional City Council Deliberation

Item #	Existing Goal/Policy	PC Workgroup Comments	Staff/Consultant Comments	Planning Commission Recommendation
	Residential			
608 F	CD58: Encourage neighborhoods to make their own decisions about neighborhood signs within city-wide criteria.	Suggest updating language for clarity – CD58: Encourage Allow neighborhoods groups to make their own decisions about neighborhood signs within city-wide criteria.		CD58: Encourage Allow neighborhoods groups to make their own decisions about neighborhood signs within city-wide criteria.
611 F	CD61: Preserve the natural character of neighborhoods by minimizing the removal of existing vegetation when improving streets or developing property.	Redundant with CD24. Suggest deleting. CD61: Preserve the natural character of neighborhoods by minimizing the removal of existing vegetation when improving streets or developing property.		CD61: Preserve the natural character of neighborhoods by minimizing the removal of existing vegetation when improving streets or developing property.
	Historic Preservation			
613 F	CD62: Preserve, enhance and interpret Shoreline's historical and archaeological identity.			CD62: Preserve, enhance and interpret Shoreline's historical and archaeological identity.
619 F	CD68: Steward historic sites and structures under City agencies that control landmark resources.	Update language for clarity – CD68: Encourage sStewardship of historic sites and structures under City agencies that control landmark resources.		CD68: Encourage sStewardship of historic sites and structures under City agencies that control landmark resources.